

When recorded return to:
Marie Ackerman
P.O. Box 794
Edmonds, WA 98020

POOR ORIGINAL



201611040089

Skagit County Auditor
11/4/2016 Page

1 of 4 1:27PM \$76.00

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 5038
NOV 04 2016

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245386820

Amount Paid \$ 1717.⁰⁰
Skagit Co. Treasurer
By *William* Deputy

CHICAGO TITLE

620029110

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna Arleen Johnston, as her separate estate as to a 2/3 interest and Karen Renee Smith, as her separate estate as to a 1/3 interest

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Marie Ackerman, a single individual

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 8, 9, 10 and 11, Block 4, HAMSTROM'S ADDITION TO GRASSMERE, according to the plat thereof recorded in Volume 3 of Plats, page 82, records of Skagit County, Washington.
TOGETHER WITH that portion of vacated alley adjacent to the East that would attach by operation of law per Order Vacating County Right of Way recorded October 24, 1995 under Auditor's File No. 9510240019, records of Skagit County, Washington
AND TOGETHER WITH the Westerly 5 feet of the Southerly 75 feet of Tract "B" as shown on Survey recorded December 23, 2002, under Auditor's File No. 200212310308, records of Skagit County, Washington.
AND ALSO TOGETHER WITH that portion per Stipulation and Judgment between Plaintiff Johnston and Defendant Lindor filed June 25, 2010 under Superior Court Case No. 06-2-00917-0. Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P71053, 4067-004-011-0001

Subject to:

Exhibit "A" attached hereto and by this reference made a part thereof

STATUTORY WARRANTY DEED
(continued)

Dated: October 19, 2016

Donna Arleen Johnston
Donna Arleen Johnston

Karen Renee Smith



State of OREGON

County of Douglas

I certify that I know or have satisfactory evidence that Donna Arleen Johnston is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10-28-2016

TERRI JO MORGAN
Name: TERRI JO MORGAN
Notary Public in and for the State of OREGON
Residing at: ROSEBURY OR
My appointment expires: 11-12-2018

State of _____

_____ of _____

I certify that I know or have satisfactory evidence that Karen Renee Smith is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: October 19, 2016

Donna Arleen Johnston

Karen Renee Smith
Karen Renee Smith

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Donna Arleen Johnston is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

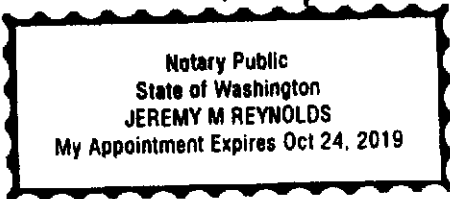
Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Karen Renee Smith is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/27/2016



Jeremy M Reynolds
Name: Jeremy M Reynolds
Notary Public in and for the State of Washington
Residing at: Lake Stevens
My appointment expires: 10/24/2019

EXHIBIT "A"

Order No.: 245386820

Order Vacating County Right of Way including the terms, covenants and provisions thereof

Recording Date: October 24, 1995
Recording No.: 95102470019

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 31, 2002 and August 26, 2005
Recording No.: 200212310308 and amended by 200508260040
Matters shown: Encroachment of buildings and sheds onto the property to the East by varying amounts

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 30, 2005
Recording No.: 200509300208
Matters shown: Encroachments of sheds onto the property to the East by varying amounts

Record of Survey

Recording Date: November 15, 2005
Recording No.: 200511150099

Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: July 27, 2005
Recording No.: 200507270148

Stipulation and Judgment between Plaintiff Johnston and Defendant Lindor

Recording Date: August 25, 2010
Recording No.: 2001008250018

Findings of Fact, Conclusions of Law and Judgment, dated 8-23-10 including the terms, covenants and provisions thereof

Recording Date: August 25, 2010
Recording No.: 201008250020

Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: May 23, 2014
Recording No.: 201405230124