

When recorded return to:  
Brian Johnson and Jennifer Johnson  
17858 W Big Lake Blvd  
Mount Vernon, WA 98274



Skagit County Auditor  
1/25/2017 Page 1 of 3 3:38PM \$75.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029617

**CHICAGO TITLE**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert A Larsen and Debra S Larsen, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brian Johnson and Jennifer Johnson, husband and wife

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

Tract 65, PLAT OF CHEASTYS BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 49, records of Skagit County, Washington.

EXCEPT the Southeasterly 1.74 feet thereof.

TOGETHER with shorelands of the second class adjacent to and in front thereof.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P64465 / 3882-000-065-0009

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 23, 2017

*Robert A Larsen*

Robert A Larsen

*Debra S Larsen*

Debra S Larsen

2017 302  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 25 2017

Amount Paid \$ *8282.00*  
Skagit Co. Treasurer  
By *MF* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
county of SKAGIT

I certify that I know or have satisfactory evidence that  
Robert A. Larsen and Debra S. Larsen  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: January 24, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: Snohomish co  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
Exceptions

1. Right granted by State of Washington to Day Lumber Co., a corporation, to overflow the bed and shores of Big Lake by that certain order dated April 7, 1924; certified copy of which was recorded April 21, 1924, in Volume 133 of Deeds, page 12, under Auditor's File No. 173578, records of Skagit County, Washington.
  
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Auditor's File No.: Volume 133, page 11
  
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.  
  
Recording Date: April 6, 1993  
Recording No.: 9304060040  
Matters shown: Encroachment of a fence along the Northwesterly line of said premises by varying amounts and encroachment of a fence along the Southeasterly line of said premises by varying amounts.
  
4. Low Flow Mitigation Summary including the terms, covenants and provisions thereof  
  
Recording Date: November 25, 1998  
Recording No.: 9811250041
  
5. Shoreline Substantial Development Variance Permit SL 99 0028 including the terms, covenants and provisions thereof  
  
Recording Date: April 1, 1999  
Recording No.: 9904010068
  
6. Variance Permit VA 98 0408 including the terms, covenants and provisions thereof  
  
Recording Date: April 1, 1999  
Recording No.: 9904010071
  
7. Protected Critical Area Site Plan including the terms, covenants and provisions thereof  
  
Recording Date: April 16, 1999  
Recording No.: 9904160011
  
8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
  
9. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.