



201703220010

Skagit County Auditor \$75.00
3/22/2017 Page 1 of 3 10:17AM

When recorded return to:
Robert Schmitt and Cheryl Schmitt
15061 Gibraltar Road
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: 113311

Statutory Warranty Deed

113311
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William L. Johnson and Rita J. Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Schmitt and Cheryl Schmitt, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 6, Township 34 North, Range 5 East; Ptn. Gov't Lot 5 (aka Lots 3 and 4 SP PL00-0735)

For Full Legal See Attached Exhibit "A"

The Grantor has a current easement for Ingress, egress and utilities recorded November 21, 2016 under Auditor File No. 201611210095. Grantor hereby relinquishes said easement.

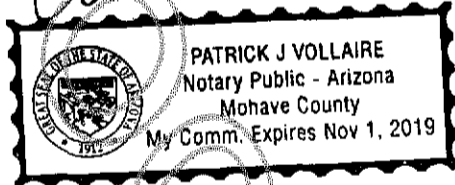
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P118051, 340506-0-014-0300, P118052, 340506-0-014-0400

Dated March 18, 2017

William Johnson
William Johnson

Rita J. Johnson
Rita J. Johnson



STATE OF Arizona
COUNTY OF Mohave SS:

I certify that I know or have satisfactory evidence that William Johnson and Rita J. Johnson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-18-17

Patrick Vollaire
Printed Name:
Notary Public in and for the State of Arizona
Residing at 3699 Highway 95 Ste 900 Bullhead City AZ 86402
My appointment expires: Nov 1 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171102
MAR 22 2017

Amount Paid \$ 5523.00
Skagit Co. Treasurer
By HB Deputy

Order No:

EXHIBIT A

Parcel A:

Lot 3 of Short Plat #PL00-0735 as recorded under Auditor's File No. 200102130052, records of Skagit County, Washington.

TOGETHER WITH the Easterly 100.00 feet of the Westerly 200.00 feet of that portion of Lot 1, Short Plat #PL00-0735 as recorded under Auditor's File No. 200102130052, records of Skagit County, Washington, which lies Southerly of the South lines of Lot 3 and Lot 4 of said Short Plat.

Situate in Skagit County, Washington.

Parcel B:

Lot 4 of Short Plat #PL00-0735 as recorded under Auditor's File No. 200102130052, records of Skagit County, Washington.

TOGETHER WITH the Westerly 100.00 feet of that portion of Lot 1, Short Plat #PL00-0735 as recorded under Auditor's File No. 200102130052, records of Skagit County, Washington, which lies Southerly of the South line of Lot 4 of said Short Plat.

Situate in Skagit County, Washington.

Exhibit B

EXCEPTIONS:

A. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

B. Right of the State of Washington to that portion of said property, if any, lying in the bed of or former bed of Clear Lake.

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 12, 1998
Auditor's No.: 981120004
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. PL00-0735
Recorded: February 13, 2001
Auditor's No.: 200102130052

E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: November 21, 2016
Auditor's No.: 201611210095
Purpose: Ingress, egress and utilities
Area Affected: East 20 feet of Lot 3 (Parcel A)