



201804130074

When recorded return to:  
Jessie Bryant and Colten Cameron  
19057 Morrison Road  
Mount Vernon, WA 98274

Skagit County Auditor \$75.00  
4/13/2018 Page 1 of 2 2:00PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115735

### Statutory Warranty Deed

115735  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James D. Butler as Trustee of the KS Johnson Trust dated August 9, 2017 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jessie Bryant and Colten Cameron, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Section 8, Township 33 North, Range 4 East, NW NW

Tax Parcel Number(s): P16527, 330408-2-009-0006

The South 231 feet of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 in Section 8, Township 33 North, Range 4 East, W.M., EXCEPT the East 283 feet thereof, EXCEPT State Highway along the West line of said premises, AND EXCEPT the South 10 feet thereof conveyed to Skagit County for road purposes by Deed dated September 19, 1956, under Auditor's File No. 542014. 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 per Exhibit "A" attached hereto

Dated 4/11/18

KS Johnson Trust  
[Signature]  
By: James Butler, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 1487  
APR 13 2018

Amount Paid \$ 6,021.40  
Skagit Co. Treasurer  
By [Signature] Deputy

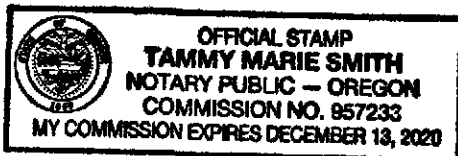
STATE OF OREGON  
COUNTY OF WASHINGTON ) SS:

I certify that I know or have satisfactory evidence that James D. Butler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of KS Johnson Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-11-18

[Signature]

Notary Public in and for the State of OREGON  
Residing at 15890 NW Clubhouse Dr.  
My appointment expires: 12/13/20



## Exhibit A

### EXCEPTIONS:

#### A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.  
Dated: June 14, 1954  
Recorded:: August 8, 1955  
Auditor's No.: 522139  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

#### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Bell Telephone Company  
Recorded: April 24, 1987  
Auditor's No. 8704240033  
Purpose: Power Line  
Area Affected: Portion of subject property