



201907300056

07/30/2019 01:34 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:
Travis A Johnson and Andrea K Johnson
21596 Snowden Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039139

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
GUARDIAN NORTHWEST TITLE CO.
2019/07/30 19-2664

JUL 30 2019

Amount Paid \$ 13,875.00
Skagit Co. Treasurer
By *Mg* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce E. Crawford and Gail L. Crawford, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Travis A Johnson and Andrea K Johnson, husband and wife, as community property

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

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

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

PTN E 1/2 SW 1/4 SEC 20, TWN 33 N, RNG 4 E, W.M. (aka Lot A, Short Plat No. 94-039)

Tax Parcel Number(s): P113276/330420-3-002-0200

Subject to:

1. 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records. (D) Indian Tribal Codes or Regulations, Indian Treaty or

STATUTORY WARRANTY DEED

(continued)

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.
(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
(Said Exception will not be included on Extended Coverage Policies)
9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.
(Said Exception will not be included on Standard or Extended Coverage Policies)
10. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:
In Favor Of: John Nash Ott, individually and as Executor of the Estate of Agnes A. Ott, deceased
Recorded: August 23, 1984
Auditor's File No.: 8408230025
11. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.
Recorded: August 23, 1984
Auditor's File No.: 8408230025
Executed By: John Nash Ott, individually and as Executor of the Estate of Agnes A. Ott, deceased
12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed

STATUTORY WARRANTY DEED

(continued)

and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 30-85 recorded November 7, 1986 as Auditor's File No. 8611070003.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. Easement, affecting a portion of subject property for the purpose of operating, maintaining and repairing an underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines including terms and provisions thereof granted to Puget Sound Power & Light Company recorded August 31, 1993 as Auditor's File No. 9308310084

14. Easement, affecting a portion of subject property for the purpose of ingress, egress, roadway and utilities including terms and provisions thereof granted to Norm Coker and Mary Coker, husband and wife, and Teal Partnership, a Washington general partnership recorded March 30, 1994 as Auditor's File No. 9403300041

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 94-039 recorded June 5, 1998 as Auditor's File No. 9806050056. The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

16. Easement, affecting a portion of subject property for the purpose of constructing, operating, maintaining, repairing, replacing, improving, removing, enlarging and using the easement area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity including terms and provisions thereof granted to Puget Sound Energy, Inc. recorded August 28, 2001 as Auditor's File No. 200108280069

17. Agreement, affecting subject property, regarding Low Flow Mitigation Summary and the terms and provisions thereof between Bruce Crawford and Gail Crawford and Skagit County, recorded October 9, 2001 as Auditor's File No. 200110090051.

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

Recorded: January 24, 2002

Auditor's File No.: 200201240024

Regarding: Designated Natural Resource Lands Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have

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(continued)

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.

19. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

Dated: July 25, 2019

Bruce E. Crawford
Bruce E. Crawford

Gail L. Crawford
Gail L. Crawford

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Bruce E. Crawford and Gail L. Crawford are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 26, 2019

Candi Newcombe
Name: Candi Newcombe
Notary Public in and for the State of WA
Residing at: Mt Vernon
My appointment expires: Aug 1, 2021

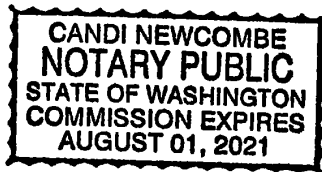


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113276/330420-3-002-0200

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows: Lot "A" of Skagit County Short Plat No. 94-039, approved June 4, 1998 and recorded June 5, 1998 in Volume 3 of Short Plats, page 133 under Auditor's File No. 9806050056, being a portion of the East 1/2 of the Southwest 1/4 of Section 20, Township 33 North, Range 4 East, W.M.

Situated in the County of Skagit, State of Washington.

BEK G.L.C