

When recorded return to:
Gordon Johnson and Sally Johnson
PO BOX 212
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045208

CHICAGO TITLE CO.
620045208

STATUTORY WARRANTY DEED

THE GRANTOR(S) Geoff DeVries, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gordon Johnson and Sally Johnson, a married couple

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

Lot 3, Skagit County Short Card No. PL-19-0375, approved July 13, 2020 and Recorded July 13, 2020 Under Skagit County Recording No. 202007130113, being a portion of the Southeast quarter of the Northwest quarter of Section 2, Township 35 North, Range 4 East, W.M.

Situated in Skagit County, State of Washington.

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

Tax Parcel Number(s): P135188 / 350402-2-002-0207

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-93

Jan 08 2021

Amount Paid \$2245.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 29, 2020

[Signature]
Geoff DeVries
X
Suzanne DeVries

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Geoff DeVries and Suzanne DeVries 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: 1-7-2021

[Signature]
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

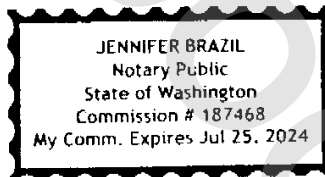


EXHIBIT "A"
Exceptions

1. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
2. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Reserved by: Pope and Talbot, Inc.
Purpose: Road purposes
Recording Date: March 27, 1953
Recording No.: 486434
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John C. Dills and Nancy L. Dills, husband and wife
Purpose: Road right of way
Recording Date: March 16, 1979
Recording No.: 7903160014
5. Quit Claim Deed for Easement and Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: November 12, 2003
Recording No.: 200311120047
6. Skagit County Planning & Development Services Lot of Record Certification, and the terms and conditions thereof:

Recording Date: December 26, 2018
Recording No.: 201812260054
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit

EXHIBIT "A"

Exceptions
(continued)

County Short Card No. PL-19-0375:

Recording No: 202007130113

8. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: July 13, 2020
Recording No.: 202007130114

9. Protected Critical Area Easement, including the terms, covenants and provisions thereof

Recording Date: July 13, 2020
Recording No.: 202007130115

10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

11. City, county or local improvement district assessments, if any.