

**When recorded return to:**

Cody Henry  
7617 Campbell Place  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3779

Aug 16 2021

Amount Paid \$4005.00

Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620048544

Escrow No.: 620048544

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jean C Johnson, an unmarried person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Cody Henry, an unmarried person

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.)

Lot(s): Ptn. 1, 2 and 3, Block: A, Garden Addition to Baker

Tax Parcel Number(s): P70605 / 4050-003-003-0507, P70595 / 4050-003-002-0201, P70596 /  
4050-003-002-0300, P70600 / 4050-003-003-0002, P70590 /  
4050-003-001-0608, P70591 / 4050-003-001-0707, P70597 /  
4050-003-002-0409, P70598 / 4050-003-002-0508, P70599 /  
4050-003-002-0607

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 5, 2021

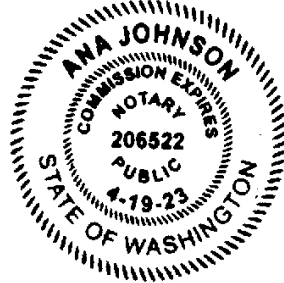
Jean Johnson  
Jean C Johnson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Jean Johnson  
(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: 8/13/2021



Ana Johnson  
Name: Ana Johnson  
Notary Public in and for the State of Washington  
Residing at: Camwood  
My appointment expires: 4/19/2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P70605 / 4050-003-003-0507, P70595 / 4050-003-002-0201, P70596 / 4050-003-002-0300, P70600 / 4050-003-003-0002, P70590 / 4050-003-001-0608, P70591 / 4050-003-001-0707, P70597 / 4050-003-002-0409, P70598 / 4050-003-002-0508 and P70599 / 4050-003-002-0607**

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**Parcel A:**

The North 60 feet of the South 120 feet of the East, 112 feet of Lot 2, Block "A", all in "Garden Addition to Baker", as per plat recorded in Volume 3 of plats, Page 73, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

**Parcel B:**

That portion of Lot 3, Block "A", "Garden Addition to Baker", as per plat recorded in Volume 3 of plats, Page 73, records of Skagit County, Washington, described as follows:

BEGINNING at the Northeast corner of said Lot 3; thence South along the East line thereof, a distance of 140 feet; thence West, 115 feet; thence North, 140 feet to the North line of said Lot; thence East, 115 feet to the point of beginning.

Except that portion, if any, lying West of a line running South from a point on the North line of said Lot that is 111 feet East of its Northwest corner.

Situated in the County of Skagit, State of Washington.

**Parcel C:**

The South, 60 feet of the East, 112 feet of Lot 2, Block "A", "Garden Addition to Baker", as per plat recorded in Volume 3 of plats, Page 73, records of Skagit County, Washington.

Except that portion, if any, lying West of a line running North from a point on the South line of said Lot, that is 111 feet East of its Southwest corner.

Situated in the County of Skagit, State of Washington.

**Parcel D:**

The North, 70 feet of the South, 100 feet of the West, 100 feet of Lot 2, Block A, Garden Addition to Baker, according to the plat thereof recorded in Volume 3 of plats, Page 73, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

**Parcel E:**

The South, 30 feet of the West, 100 feet of Lot 2, Block A, Garden Addition to Baker, according to the plat thereof recorded in volume 3 of plats, Page 73 records of Skagit County, Washington.

**EXHIBIT "A"**  
Legal Description  
(continued)

Situated in the County of Skagit, State of Washington.

Parcel F:

The South, 30 feet of the North, 95 feet of the East, 109 feet of Tract 1, Division A, Garden Addition to Baker, according to the plat thereof recorded in Volume 3 of plats, Page 73, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

Parcel G:

That portion of Tracts 1 and 2, Division A, Garden Addition to Baker, according to the plat thereof recorded in Volume 3 of plats, Page 73, records of Skagit County, Washington, described as follows:

BEGINNING at a point 95 feet South of the Northeast corner of said Tract 1; thence South, 190 feet; thence West, 100 feet; thence North, 190 feet; thence East, 100 feet to the point of beginning.

Situated in the County of Skagit, State of Washington.

Parcel H:

That portion of Tract 3, Division A of "Garden Addition to Baker", as per plat recorded in volume 3 of plats, Page 73, records of Skagit County, Washington, described as follows:

Commencing at the Northwest corner of said Tract 3; thence South, 35 feet; thence East, 100 feet; thence North, 35 feet; thence West, 100 feet to the place of beginning.

Situated in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 Survey:

Recording No: 202106080101

Affects: Northerly boundary of Parcel D

2. 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."

3. Assessments, if any, levied by Concrete.
4. City, county or local improvement district assessments, if any.