

POOR ORIGINAL

202201030113

01/03/2022 01:21 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

When recorded return to:

Kari S. Greiner and Danya R. Wolf  
PO Box 486  
Mount Vernon, WA 98273

GNW 21-12486

### STATUTORY WARRANTY DEED

Guardian NW Title 21-12486-KH

THE GRANTOR(S) Lale A. Johnson, as her separate estate, as to a 1/4 interest, 35975 South Joshua Place,  
Wickenburg, AZ 85390,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Kari S. Greiner, a married person and Danya R. Wolf, a married person  
the following described real estate, situated in the County Skagit, State of Washington:

Lot 1 of Binding Site Plan No. 5-99, recorded February 14, 2000, as Skagit County Auditor's File No.  
200002140085, records of Skagit County, Washington and being a portion of Tract C of Mount Vernon Short Plat  
No. 8-83 in the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M..

Abbreviated legal description: Property 1:  
Section 17, Township 34 North, Range 4 East - SE NW (aka Lot 1 BSP No. 5-99)

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 "A"  
attached hereto

Tax Parcel Number(s): P25957/8024-000-001-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12486-KH

Page 1 of 4

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2022-12  
Jan 03 2022  
Amount Paid \$4805.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Dated: December 28 2021

Lale A. Johnson  
Lale A. Johnson

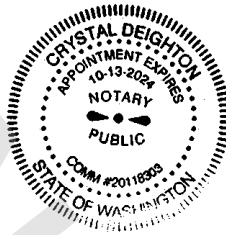
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 28 <sup>December 2021</sup> day of January, 2022 by Lale A. Johnson.

Crystal Deighton  
Signature

Notary  
Title

My appointment expires: 10-13-2024



Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12486-KH

Page 2 of 4

**EXHIBIT A**

21-12486-KH

**1. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power &amp; Light Company

Recorded: July 13, 1973

Auditor's No.: 787906

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;

Affects: As staked and/or as may be constructed adjacent and parallel to Continental Court

**2. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: City of Mount Vernon

And: Keith S. and Alison R. Johnson

Recorded: December 19, 1985

Auditor's No.: 8512190027

Regarding: Sidewalk, traffic light and other improvements

**3. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Between: The City of Mount Vernon

And: 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: Binding Site Plan #BSP-5-99

Recorded: February 14, 2000

Auditor's No.: 200002140085Keith Johnson

Dated: December 16, 1985

Recorded: December 19, 1985

Auditor's No.: 8512190034

By said instrument the City of Mount Vernon also acknowledged payment of \$ 5,666.88.

**4. TERMS AND CONDITIONS OF POWER OF ATTORNEY AND AGREEMENT REGARDING FORMATION OF LOCAL IMPROVEMENT DISTRICT:**

Dated: July 15, 1993

Recorded: July 15, 1993

Auditor's No.: 9307150033

**5. 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. MV-8-83

Recorded: December 21, 1983

Auditor's No.: 8312210015

**6. 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:**Statutory Warranty Deed  
LPB 10-05

Order No.: 21-12486-KH

Page 3 of 4

Name: Binding Site Plan #BSP-5-99

Recorded: February 14, 2000

Auditor's No.: 200002140085

7. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

As a courtesy we believe the following email address for this City is:

Mount Vernon mvutilities@mountvernonwa.gov

8. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

9. General Taxes:

Year: 2021

Amount Billed: \$16,652.22

Amount Paid: \$8,346.14

Tax Account No.: P25957/8024-000-001-0000

Said taxes will not become delinquent if paid on or before October 31st

10. The Company has no knowledge as to whether the owner(s) of the remaining fractional interest(s) in said real estate has (have) any lien or liens upon the specific interest covered herein, whether arising through the payment of taxes or otherwise, and is unwilling to insure against same.