

POOR ORIGINAL

When recorded return to:

John E. Valentino, Jr. and Jolianne S. Valentino
5103 149th Street Southeast
Everett, WA 98208

GNW 22-14617

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gordon Johnson and Sally Johnson, a married couple, PO Box 212, Sedro Woolley, WA 98284,

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

in hand paid, conveys, and warrants to John E. Valentino, Jr. and Jolianne S. Valentino, a married couple

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

**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

Abbreviated legal description: Property 1:
Section 2, Township 35 North, Range 4 - SE NW (aka Lot 3 Short Card PL-21-0127)

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 "B" attached hereto

Tax Parcel Number(s): P135188

Dated: 2-18-2022

Gordon Johnson
Gordon Johnson

Sally Johnson
Sally Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-681

Feb 24 2022

Amount Paid \$13345.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14617-KH

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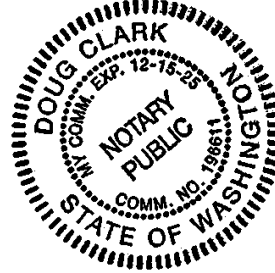
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18th day of February, 2022 by Gordon Johnson and Sally Johnson.


Signature

Notary Public
Title

My appointment expires: 12-15-25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 22459 Bridgewater Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P135188

Property Description:

Lot 3, Skagit County Short Card No. PL-21-0127, approved November 18, 2021 and Recorded November 24, 2021 under Auditor's File No. 202111240052, records of Skagit County, Washington from Skagit Short Card No. PL-19-0375, 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, Washington

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EXHIBIT B

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1. 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

2. 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

3. Quit Claim Deed for Easement and Road Maintenance Agreement including the terms, covenants and provisions thereof:

Recording Date: November 12, 2003
Recording No.: 200311120047

4. 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 Card No. PL-19-0375 recorded July 13, 2020 as Auditor's File No. 202007130113.

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

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

6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 24, 2021, as Auditor's File No. 202102240148.

7. 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 Card No. PL-21-0127 recorded November 24, 2021 as Auditor's File No. 202111240052.

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

Recording Date: December 26, 2018, July 13, 2020 and November 24, 2021
Recording No.: 201812260054, 202007130114 and 202111240053

Statutory Warranty Deed
LPB 10-05

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