

When recorded return to:  
TeddyBear L. CrimsonCub  
PO Box 1212  
Everett, WA 98206

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241860  
Aug 22 2024  
Amount Paid \$8990.62  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

U20056631

Escrow No.: 620056631

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Greg Johnston and Kathy Johnston, 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 Teddybear L. Crimsoncub, 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.)

PTN TR. 3, SP NO. 29-87, REC. NO. 8801210024, BEING A PTN. SW 1/4, SEC. 14-34-4E, W.M.

Tax Parcel Number(s): P24745 / 340414-3-009-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 08/21/2024

Greg Johnston  
Greg Johnston

Kathy Johnston  
Kathy Johnston

State of Washington

County of Snohomish

This record was acknowledged before me on 08/21/2024 by Greg Johnston and Kathy Johnston.

Taylor K. Samuel  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 10/23/2027

TAYLOR K SAMUEL  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 23035522  
COMMISSION EXPIRES 10/23/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P24745 / 340414-3-009-0005**

Tract 3, Short Plat No. 29-87, approved February 12, 1988, recorded February 12, 1988 in Book 9 of Short Plats, page 103, under Auditor's File No. 8802120024 and being a portion of the South half of the Southwest quarter of Section 14, Township 34 North, Range 4 East, W.M.;

EXCEPT that portion being more particularly described as follows:

Beginning at the Northwest corner of said Tract 3;  
Thence along the North line of said Tract 3, North 89°37'50" East for a distance of 582.59 feet, more or less, to the Northwest corner of that certain parcel conveyed to Fire Protection District No. 4 of Skagit County, Washington by Deed of Gift recorded under Skagit County Auditor's File No. 671246;  
Thence South 01°23'02" East along the Westerly line of said Fire Protection District No. 4 of Skagit County, Washington parcel, also being a common line with said Tract 3 for a distance of 50.37 feet;  
Thence continue along said line South 01°23'02" East for a distance of 70 feet to the Southwest corner of said Fire Protection District No. 4 of Skagit County, Washington parcel, also being an angle point of said Tract 3 and being the true point of beginning;  
Thence continue South 01°23'02" West a distance of 25 feet;  
Thence North 89°37'50" East for a distance of 98.70 feet, more or less, to the East line of said Tract 3;  
Thence along said East line North 01°23'02" West a distance of 144.49 feet, more or less, to the Northeast corner of said Tract 3, also being on a point of non-tangent curvature from which the center of said curve bears of South 00°11'53" West;  
Thence along the North line of said Tract 3 and along the arc of said curve to the left, concave to the South, through a central angle of 0°34'03" having a radius of 1,115.92 feet;  
Thence continue along said North line South 89°37'50" West for a distance of 37.65 feet, more or less, to the Northeast corner of said Fire Protection District No. 4 of Skagit County, Washington parcel;  
Thence along the East line of said Fire Protection District No. 4 of Skagit County, Washington parcel South 01°23'02" East for a distance of 120 feet to the Southeast corner of said Fire Protection District No. 4 of Skagit County, Washington parcel at a point bearing North 89°05'43" East from the true point of beginning;  
Thence along the South line of said Fire Protection District No. 4 of Skagit County, Washington parcel South 89°05'43" West for a distance of 50 feet, more or less, to the true point of beginning;

AND EXCEPT FROM THE ABOVE, those portions thereof taken for State Route 538 / State Route 9 as shown on WSDOT Map SR 538/SR 9, MP 3.10 to MP 3.67, Monte Vista Drive Vicinity to Junction SR-9, approved February 23, 1990, as shown of that certain Record of Survey Map recorded under Auditor's File No. 201902140016.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a portion of the above-described first exception along the historic route of the roadway as describe don the Deed of Gift recorded under Skagit County Auditor's File No. 671246 as follows:

That portion of the South half of the Southwest quarter of the Southwest quarter of Section 14, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the intersection of the South line of the State Highway and the East line of said subdivision;  
Thence South 120 feet;

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

Thence West 20 feet;  
Thence North, parallel to the East line of said Subdivision, 120 feet, more or less, to the South line of  
the State Highway;  
Thence East along the South line of the State Highway 20 feet, more or less, to the Point of Beginning.  
Situate in the County of Skagit, State of Washington

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Road  
Recording Date: November 4, 1959  
Recording No.: 587489  
Affects: as described in said instrument
2. Reservations and recitals contained in the Deed as set forth below:  
  
Dated: July 19, 1960  
Recording Date: July 26, 1960  
Recording No.: 596972  
  
No determination has been made as to the current ownership or other matters affecting said reservations.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 27, 1960  
Recording No.: 599210  
Affects: as described in said instrument
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Fire Protection District No. 4 of Skagit County, Washington  
Purpose: Private Roadway  
Recording Date: September 9, 1965  
Recording No.: 671497  
Affects: as described in said instrument
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 23, 1980  
Recording No.: 8009230001  
Affects: as described in said instrument
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

**EXHIBIT "B"**

Exceptions  
(continued)

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 Short Plat No. 29-87:

Recording No: 8802120024

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Washington  
Purpose: Drainage facilities  
Recording Date: April 18, 1988  
Recording No.: 8804180039  
Affects: as described in said instrument

8. Resolution No. 1778-97, and the terms and conditions thereof:

Recording Date: July 29, 1997  
Recording No.: 9707290067

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Quadrant Corporation  
Purpose: Temporary construction easement for public right of way  
Recording Date: April 27, 2007  
Recording No.: 200704270161  
Affects: as described in said instrument

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon  
Purpose: Right of way for ingress and egress for power and utility  
Recording Date: July 5, 2007  
Recording No.: 200707050101  
Affects: as described in said instrument

11. Plat Lot Record of Certification and the terms and conditions thereof:

Recording Date: January 23, 2019  
Recording No.: 201901230036

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

**EXHIBIT "B"****Exceptions  
(continued)**

encroachments, 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: 201902140016

13. Restrictive Covenant and the terms and conditions thereof:

Recording Date: July 1, 2019  
Recording No.: 201907010088  
Regarding: Age restriction for dwelling unit occupants

14. Restrictive Covenant regarding reduced impact fees for senior citizens, and the terms and conditions thereof:

Recording Date: July 22, 2019  
Recording No.: 201907220010

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Boundary Line Adjustment Quit Claim Deed :

Recording No: 202112200063

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Utility Easement  
Recording Date: December 20, 2021  
Recording No.: 202112200064  
Affects: as described in said instrument

17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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:

**EXHIBIT "B"**

**Exceptions  
(continued)**

Recording No: 202112220030

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Utility Systems  
Recording Date: June 8, 2023  
Recording No.: 202306080059  
Affects: as described in said instrument

19. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.