

202408220009

08/22/2024 10:15 AM Pages: 1 of 8 Fees: \$310.50
Skagit County Auditor, WA

202410020052

10/02/2024 11:20 AM Pages: 1 of 10 Fees: \$312.50
Skagit County Auditor, WA

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20242393
Date 10/02/2024

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

020096631

Escrow No.: 620056631

** Re-record to correct scrivener's error
in legal description **

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 / 340414-3-008-0005

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;

* See attached

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, 1960
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. 1778-87, and the terms and conditions thereof:

Recording Date: July 29, 1987
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.: 201901230038

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.: 202306060059
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.

Statutory Warranty Deed (LPB 10-06)
WA0000816.doc / Updated: 03.22.23

Page 8

WA-CT-FINRV-02150.020019-020006031

STATE OF WASHINGTON
COUNTY OF SKAGIT COUNTY } ss

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 24th day of September, 2024.

Sandra Berlin
Auditor

Tom Dieckhoff
Deputy Auditor

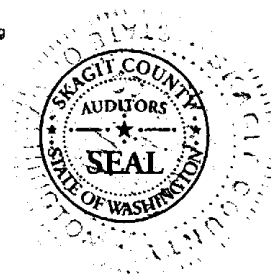


EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620056631

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

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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 89°05'43" West for a distance of 10.00 feet;
Thence continue along said line South 01°23'02" East for a distance of 70.00 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" East a distance of 25.00 feet;
Thence North 89°05'43" 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.

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EXHIBIT "A"
LEGAL DESCRIPTION
(continued)

Thence South 120 feet;

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