

When recorded return to:
William Bruce Johnson and Kyle Edith Johnson
619 Ringwood Street
Spring, TX 77373

Recorded at the request of:
Guardian Northwest Title
File Number: A1 4525



201709060136

Skagit County Auditor

\$76.00

9/6/2017 Page

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3 1:23PM

Statutory Warranty Deed

114525
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Morton Lewis Cohen and Kathryn Amy Cavil, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William Bruce Johnson and Kyle Edith Johnson, ~~a married couple~~ the following described real estate, situated in the County of Skagit, State of Washington

* husband and wife

Abbreviated Legal:

Lot 19, Amended Cedar Glen Plat

Tax Parcel Number(s): P118855, 4790-000-019-0000

Lot 19, "AMENDED CEDAR GLEN PLAT", as recorded February 21, 2002 under Skagit County Auditor's File No. 200202210051, (being a revision of Cedar Glen Plat, recorded under Auditor's File No. 200202080084).

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

Dated 8/25/2017

Morton Cohen

Kathryn Cavil

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174217

SEP 06 2017

Amount Paid \$ 9029.60

Skagit Co. Treasurer

By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Morton Cohen and Kathryn Cavil the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/25/2017



Printed Name: Kelly B. Rogers
Notary Public in and for the State of Washington
Residing at Anacortes WA
My appointment expires: 7/31/21

Exhibit "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Properties in the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of
Section 27
Recorded: November 8, 1972
Auditor's No: 776497

Purpose: Roadway, utilities and waterline
Area Affected: An undisclosed portion of the subject property

B. RESERVATIONS CONTAINED IN DEED:

Executed by: Skyline Associates, a Washington Limited Partnership
Recorded: February 8, 1977
Auditor's No: 850635

As Follows:

Reserving unto the Grantor, its successors and assigns, a non-exclusive easement for access from "Clyde Way", set forth in said Skyline No. 10, to and for the benefit of real property presently owned by the Grantor adjacent to and South of the premises conveyed hereby, over and upon that portion of the premises conveyed hereby lying West of a line beginning at Point "C" and continuing South 01 degrees 21'05" West to a point on line "A".

Affects: Access Easement

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Recorded: November 9, 1999
Auditor's No: 199911090032

D. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 2, 1995
Auditor's No: 9506020038

Purpose: Access and utilities easement
Area Affected: Portion of subject property

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: January 16, 2001
Recorded: December 26, 2001
Auditor's No: 200112260206

Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "

Area Affected: Portion Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 35 North, Range 1 East, W.M.

Said instrument is a re-recording of instrument recorded under Auditor's File No.
200101230049.

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE
FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Amended Cedar Glen Plat
Recorded: February 21, 2002
Auditor's No: 200202210051

A revision of "Cedar Glen Plat" recorded under Skagit County Auditor's File No.
200202080084.

- G. Terms and Provisions of City of Anacortes Ordinance No. 2606, recorded January
14, 2003, under Skagit County Auditor's File No. 200301140202. Said Ordinance
amending the name of 'Clyde Way' (as platted) to 'Cedar Glen Way', as said affects the
subject plat.