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03/26/2026 09:27 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Philip Long and Colleen Long
22966 N Starbird Rd
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260851
Mar 26 2026
Amount Paid $12588.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Order No.: 25-2581
Title Order No.: 25-2581-1 / 600299 79-356

THE GRANTOR(S)

Dana Johnson and Diana L Johnson, a married couple

for and in consideration of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Philip Long and Colleen Long, husband and wife

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

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: Ptn. NE 1/4 SE 1/4, Sec 31-34N-R4 EWM

Tax Parcel No(s).: 340431-4-002-0009/P29312 and 340431-4-001-0000/P29311

Subject to:

Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

Skagit County Board of Adjustment Written Order #25-76 Conditional Use Permit and the terms and conditions
thereof:
Recorded on May 12, 1982 as Instrument #8205120035 in the official records of Skagit County
(Affects Parcel A)

City of Mount Vernon Ordinance No. 3248 and the terms and conditions thereof:
Recorded on February 25, 2005 as Instrument #200502250123 in the official records of Skagit County

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Dated: 03/24/2026

Dana Johnson

Dana Johnson

Diana L Johnson

Diana L Johnson

STATE OF WASHINGTON

COUNTY OF Kitsap

Signed and sworn to before me the 24th of March, 2026, by Dana Johnson and Diana L Johnson.

Linda H Benningfield

Notary Public Linda H. Benningfield

Affix stamp/seal:
My commission expires: 11-11-2029

LINDA H. BENNINGFIELD
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 196099
COMMISSION EXPIRES 11/11/2029

Notarized remotely online using communication technology via Proof.

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EXHIBIT "A"
Legal Description

Parcel A:

The North 100 feet of the South 468 feet of that portion of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East of the Willamette Meridian, lying between the Great Northern Railway Company right-of-way on the West and the Pacific Highway right-of-way also known as Old Highway 99 South on the East.

Situate in the County of Skagit, State of Washington.

Parcel B:

The South 218 feet of the North 318 feet of that portion of the South 468 feet of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East of the Willamette Meridian, lying East of the Great Northern Railway rightof-way and lying West of the Pacific Highway right-of-way also known as Old Highway 99 South

Situate in the County of Skagit, State of Washington.