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When recorded return to:

Mr. and Mrs. Daniel R. Mitzel, 1111 Cleveland Avenue, Suite 201 Mount Vernon, WA. 98273

Recorded at the request of: First American Title File Number: B92618

GUARDIAN NORTHWEST TITLE CO.

**Statutory Warranty Deed** 

THE GRANTOR Hansell/Mitzel LLC dba Hansell Mitzel Homes, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Daniel R. Mitzel and Patricia R. Burklund, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 30, Township 34, Range 4; Ptn. NE SE (aka Tract B, Short Plat No. 2-76)

Tax Parcel Number(s): P28893, 340430-0-079-0204

Tract "B" of Short Plat No. 2-76, approved February 6, 1976 and recorded February 6, 1976 in Volume 1 of Short Plats, page 97, under Auditor's File No. 829755, records of Skagit County, Washington; being a portion of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M.

TOGETHER THEREWITH: 1975 Fours 44X24 Mobile Home, Identification Number 8924313306

SUBJECT TO: Covenants, conditions, restrictions and easements per attached Schedule B-l and by this reference made a part hereof.

Dated
Hansell Mitzel LLC dba-Hansell Mitzel Homes  SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX  FEB 0 8 2008  Amount Paid & Skagit Co. Treasurer Deputy  Amount Paid & Skagit Co. Treasurer Deputy
STATE OF COUNTY OF STATE OF SS:  I certify that I know or have satisfactory evidence that Jeff Hansell
is/are the person(s) who appeared before
me, and said person(s) acknowledge signed this instrument, on oath stated
is/are authorized to execute the instrument and acknowledge that as the
Managing Member of Hansell Mitzel LLC dba Hansell Mitzel Homes
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.  Dated:
Notary Public in and for the State of WA  Passiding at the Alexander WA

Order No: B92618

## Schedule "B-1"

## **EXCEPTIONS:**

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.:

2-76

Recorded:

February 6, 1976

Auditor's No.:

829755

Said matters include but are not limited to the following:

One single family residence is planned for Tract "B, percolation test, soil log data and an individual septic drainage field disposal system design have already been submitted to the Skagit County Health Department for said Tract "B".

Short Plat Number and date of approval shall be included in all Deeds and Contracts.

Water of sufficient quantity and/or quality for normal domestic purposes is available from Skagit County Public Utility District No. 1 water main in Gunn Road.

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