

**When recorded return to:**

Gordan Burks & Charlean Burks  
P.O. Box 1288  
La Conner, WA 98257



201206290098

Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO.

**STATUTORY WARRANTY DEED**

102914-1

GRANTOR: Leonard A. Juhnke, as his separate estate

GRANTEE: Gordon Burks and Charlean Burks, husband and wife

LEGAL DESCRIPTION (Abbreviated): Section 2, Township 33, Range 2; Ptn. NW (aka Lot 3, Short Plat No 109-76)

ASSESSOR'S TAX PARCEL NO.: 330202-2-001-1000 (P101412)

REFERENCE NUMBER FOR DOCUMENTS RELEASED OR ASSIGNED: None

The Grantor, Leonard A. Juhnke, as his separate estate, for and in consideration of \$10.00 and other valuable consideration in hand paid, conveys and warrants to Gordon Burks and Charlean Burks, husband and wife, the following described real estate in County of Skagit, State of Washington:

Lot 3 of 5-Acre Parcel Map No. 109-76, recorded May 12, 1977, in Volume 2 of Short Plats, page 59, under Auditor's File No. 856340, records of Skagit County, Washington; being a portion of the North 1/2 of the Northwest 1/4 of Section 2, Township 33 North, Range 2 East, W.M.

SUBJECT TO: Any and all encumbrances arising by, through or under Gordan Burks and Charlean Burks

AND

Exhibit A

Dated this 21<sup>ST</sup> day of June, 2012

Leonard A. Juhnke  
LEONARD A. JUHNKE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121931  
JUN 29 2012

Amount Paid \$ 1340.00  
Skagit Co. Treasurer  
By MG Deputy

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day before me, the undersigned, a Notary Public, personally appeared Leonard A. Juhnke, and he acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument and on oath stated that he is authorized to execute the said instrument.

Dated this 21<sup>st</sup> day of June, 2012



Colette C. Parker  
Print Name: COLETTE C. PARKER  
NOTARY PUBLIC for the State of Washington  
Residing at: REDMOUNT  
My commission expires: 1-9-15



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**EXHIBIT A**

**JUDGMENT FOR THE AMOUNT HEREIN STATED AND ANY OTHER AMOUNTS DUE:**

Creditor: Boeing Employees Credit Union  
Debtor: Charlean Burks and Gordon Burks, husband and wife  
Amount: \$75,725.96, plus interest  
Entered: June 28, 2011  
Judgment No.: 11-9-01368-3  
Cause No.: 11-2-01303-3

Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulations and taxation by the Swinomish Tribe of Indians.

**RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

To: Ericksen and Svendsen Mill Company  
Recorded: September 10, 1963  
Auditor's No.: 640581 and 640582  
As Follows:

“Excepting and reserving unto the grantors, their heirs and assigns, 100% of all mineral rights, including oil and gas, together with the right to prospect for, mine and remove the same.”

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

Name: Short Plat No. 109-76  
Recorded: May 12, 1977  
Auditor's No.: 856340

LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: April 26, 2011  
Auditor's No.: 201104260042

