



201607010133

When recorded return to:
Mary M Bromberger and Jerold S Bromberger
P. O. Box 690
Burlington, WA 98233

Skagit County Auditor \$76.00
7/1/2016 Page 1 of 4 3:43PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027437

CHICAGO TITLE
620027437

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leonard Martinez, an unmarried man
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Mary M Bromberger and Jerold S Bromberger, wife and
husband

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.)

Lot(s): PTN TRACT 47 BURLINGTON ACREAGE

Tax Parcel Number(s): P62599/3867-000-047-0407

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162805
JUL 01 2016
Amount Paid \$ 4277.00
Skagit Co. Treasurer
Deputy

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: 6/20/2016

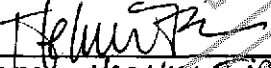
Leonard Martinez

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of ~~SKAGIT~~ Clark

I certify that I know or have satisfactory evidence that Leonard Martinez is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 30, 2016


Name: Heather Tianen
Notary Public in and for the State of Washington
Residing at: Clark County, WA
My appointment expires: 02/23/2018

NOTARY PUBLIC
STATE OF WASHINGTON
HEATHER TIANEN
MY COMMISSION EXPIRES
FEBRUARY 23, 2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62599/3867-000-047-0407

That portion of Tract 47, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point 584.75 feet East of the Southwest corner of Section 31, Township 35 North, Range 4 East W.M.;
thence North 0°54' West 30 feet to the true point of beginning;
thence North 0°54' West 200 feet;
thence East 100 feet;
thence South 0°54' East 200 feet;
thence due West 100 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 4, 2006

Recording No.: 200604040098 and 200909180029

Matters shown: Possible encroachment of a fence along the Westerly line of said premises by .9 feet

2. Assessments, if any, levied by City of Burlington.
3. City, county or local improvement district assessments, if any.