

When recorded return to:
Scott Wammack
Grandview Inc
PO Box 159
Arlington, WA 98223



Skagit County Auditor
8/29/2016 Page 1 of 3 1:45PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026901

CHICAGO TITLE
620026901

STATUTORY WARRANTY DEED

THE GRANTOR(S) Betty Nielsen, an unmarried person, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Grandview Inc, a Washington limited liability company

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 35 BURLINGTON ACREAGE Tax/Map ID(s):

Tax Parcel Number(s): P62475 / 3867-000-035-0203, PTN P62500 / 3867-000-034-2712

Subject to:

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

Dated: August 25, 2016

Betty Nielsen

Betty Nielsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3797
AUG 29 2016

Amount Paid \$ 3120.⁰⁰
Skagit Co. Treasurer
By *blm* Deputy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Betty Nielsen 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: August 26, 2016

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman

Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62475 / 3867-000-035-0203 , PTN P62500 / 3867-000-034-2712

That portion of the West 134 feet of the East half of Tract 35, of PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying South of the Easterly extension of the South line of Lot 8 in Block 3 of Kloke's Addition to Burlington, as per plat recorded in Volume 7 of Plats, page 40, records of Skagit County, and lying North of the North line of Fairhaven Avenue, as established.

EXCEPT the East 8 feet (as measured perpendicular to the East line) thereof as conveyed to Helen Aamot by Quit Claim deed recorded under Skagit County Auditor's File No. 8110120022;

ALSO EXCEPT the West 8.5 feet (as measured perpendicular to the West line) of the South 210 feet (as measured perpendicular to the South line) of that portion of the East Half of Tract 35, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying North of Fairhaven Avenue, as established.

TOGETHER WITH a strip of land described in Skagit County Superior Court Judgment No. 40937, dated October 5, 1981, being more particularly described as follows:

A strip of land located along the West line of a tract of land as described under Auditor's File No. 679256 as that portion of the West 134 feet of the East half of Tract 35, of PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying South of the Easterly extension of the South line of Lot 8 in Block 3 of Kloke's Addition to Burlington, as per plat recorded in Volume 7 of Plats, page 40, records of Skagit County, and lying North of the North line of Fairhaven Avenue, as established. Said strip of land being more particularly described as follows:

BEGINNING at the Northwest corner of the above described tract;
Thence South 85 degrees 26'48" West a distance of 10.41 feet;
Thence South 0 degrees 01'54" West a distance of 146.75 feet;
Thence North 86 degrees 55'48" West a distance of 0.50 feet;
Thence South 0 degrees 31'51" West a distance of 32.45 feet;
Thence North 89 degrees 26'57" East a distance of 11.55 feet;
Thence North 0 degrees 05'29" West a distance of 179.86 feet to the POINT OF BEGINNING.

EXCEPT any portion thereof that falls within said Lot 8, Block 3, Plat of Kloke's Addition to Burlington; and

TOGETHER WITH the East 7.00 feet of the following described Tract:

The East 120.00 feet (as measured perpendicular to the East line) of the South 210.00 feet (as measured perpendicular to the South Line) of the portion of the East 1/2 of the West 1/2 of Tract 35, Plat of Burlington Acreage Property, as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, lying North of Fairhaven Avenue, as established;
Together with the West 8.50 feet (as measured perpendicular to the West line) of the South 210.00 feet (as measured perpendicular to the South Line) of that portion of the East 1/2 of said Tract 35, plat of Burlington Acreage Property, lying North of Fairhaven Avenue, as established;

Situate in Section 33, Township 35 North, Range 4 East of the Willamette Meridian, in the City of Burlington, County of Skagit, state of Washington

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: September 11, 2015
Recording No.: 201509110040

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SURVEY:

Recording No. 201509110059

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

Recording Date: September 11, 2015
Recording No.: 201509110059
Matters shown: Possible encroachment of a fence along the Westerly line of said premises

4. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: July 15, 2016
Recording No.: 201607150133

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

Recording Date: July 15, 2016
Recording No.: 201607150133
Matters shown: Encroachment of a chain link fence onto the property to the East by 1.0 feet and encroachment of a steel T post and wood lattice fence onto the property to the East by 0.9 feet.

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