

201902060038

02/06/2019 01:31 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Alyona Franz and Darren J. Franz
8421 South Lake Ketchum Road
Stanwood, WA 98292

STATUTORY WARRANTY DEED

19-1428

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Calvary Baptist Church-Burlington, a Washington nonprofit corporation, who acquired title as Calvary Baptist Church, SBC, PO Box 543, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Alyona Franz and Darren J. Franz, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lot 16-20, Block 89, Amended Burlington

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

The Grantor herein reserves a nonexclusive easement for pedestrian ingress and egress over and across an existing paved sidewalk approximately 3 feet wide located at or near the West line of the subject property. Said easement rights to include the right to maintain, repair and replace said existing sidewalk. Said easement to benefit the Grantor's property located at Lots 1 through 10 inclusive of said Block 89.

Tax Parcel Number(s): P71893 & 4076-089-020-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 395

FEB 06 2019

Amount Paid \$ 3,031.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1428-KH

Page 1 of 5

Dated: 2-6-19

Calvary Baptist Church SBC Inc., a Corporation

By: [Signature]
Russ Treadway, Trustee

By: [Signature]
John Douglass, Trustee

By: [Signature]
Tracey Johnson, Trustee

By: [Signature]
Don Helgeson, Trustee

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Russ Treadway, John Douglass, Tracey Johnson and Don Helgeson are the persons who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Trustee of Calvary Baptist Church SBC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-6-19

[Signature]
Signature

[Signature]
Title

My appointment expires: 6/23/2021

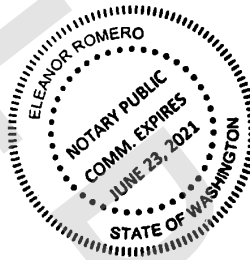


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 311 North Spruce Street, Burlington, WA 98233

Tax Parcel Number(s): P71893 & 4076-089-020-0000

Property Description:

Lots 16 through 20, inclusive, Block 89, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington,

EXCEPT the South 60 feet thereof.

Situate in the City of Burlington, County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1428-KH

Page 3 of 5

EXHIBIT B

19-1428-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Amended Plat of Burlington, Skagit County, Wash.

Recorded:

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1428-KH

Page 4 of 5

July 3, 1894
Auditor's No.:
16511 (Volume 3 of Plats, page 17)

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1428-KH

Page 5 of 5