



201905280093

05/28/2019 01:37 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Logan Engle and Cady Payton Engle
12725 Markwood Road
Burlington, WA 98233

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel R. Mitzel and Patricia Burklund, a married couple, 12725 Markwood Road, Burlington, WA 98233,

GUARDIAN NORTHWEST TITLE CO.

for and in consideration of ten dollars and other valuable consideration

19-1948

in hand paid, conveys, and warrants to Logan Engle and Cady Payton Engle, husband and wife

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: SEC 6, TWN 34 N, RNG 4 E, W.M., - NE 1/4 SW 1/4 (aka Lot 1 & Ptn Lot 2 SP 92-030)

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

Tax Parcel Number(s): P23729 & 340406-3-104-0100

Dated:

5-10-19

Daniel R. Mitzel

Patricia Burklund

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20192005
MAY 28 2019

Amount Paid \$6
Skagit Co. Treasurer
By *Ymam* Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Daniel R. Mitzel and Patricia Burklund is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10th day of May, 2019

[Handwritten Signature]
Signature

Notary
Title

My appointment expires: 1-7-23

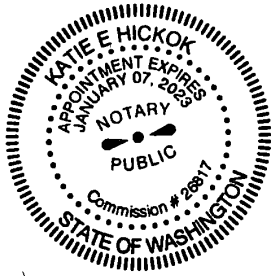


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 12725 Markwood Road, Burlington, WA 98233
Tax Parcel Number(s): P23729 & 340406-3-104-0100

Property Description:

Lots 1 and 2 of Skagit County Short Plat No. 92-030, approved October 19, 1992 and recorded under Auditor's File No. 9210190149, EXCEPT the West 150 feet of said Lot 2, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., in Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the North 15.00 feet of the West 150.00 feet of Lot 2 of said Short Plat.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1948-KH

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EXHIBIT B

19-1948-KH

1. 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.

2. (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.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. 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)

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

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

6. 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)

7. 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)

8. 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)

9. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Daniel R. Mitzel, as Court Appointed Limited Financial

Guardian of the Estate of Lyle W. Fox

And: Archie G. Pullar and Olli Pullar

Recorded: October 9, 1996

Auditor's No.: 9610090020

Regarding: Disclosure of easement and road maintenance agreement

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR

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ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat No. 92-030

Recorded: October 19, 1992

Auditor's No.: 9210190149

Statutory Warranty Deed
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Order No.: 19-1948-KH

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