



201906140070

06/14/2019 01:56 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

When recorded return to:

Brandon Welch  
8227 44th Ave W, Ste B  
Mullilteo, WA 98275

**STATUTORY WARRANTY DEED**

19-2476

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Matthew R. Prombo and Jennifer R. Nelson, a married couple, who acquired title as Matthew R. Prombo, a single person and Jennifer R. Nelson, a single person,

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

in hand paid, conveys, and warrants to Brandon Welch, a single person

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:

Lot 16, PLAT OF TINAS COMA

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): P117051 & 4755-000-016-0000

Dated: June 11<sup>th</sup> 2019

Matthew R. Prombo  
by Jennifer R. Nelson, attorney in fact  
Matthew R. Prombo

Jennifer R. Nelson  
Jennifer R. Nelson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192334  
JUN 14 2019

Amount Paid \$ 904.<sup>00</sup>  
Skagit Co. Treasurer  
By Mh Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2476-KS

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

On this 12<sup>th</sup> day of June, 2019, before me personally appeared Jennifer R. Nelson to me know to be the individual who executed the foregoing instrument as Attorney in Fact for Matthew R. Prombo and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and not insane.

Dated: 12<sup>th</sup> day of June, 2019

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01.19.2022



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1301 Hillcrest Drive, Burlington, WA 98233

Tax Parcel Number(s): P117051 & 4755-000-016-0000

Property Description:

Lot 16, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 19-2476-KS

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**EXHIBIT B**

19-2476-KS

## 1. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts

Recorded: July 10, 1996

Auditor's No: 9607100037

As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Tinas Coma recorded August 11, 2000 as Auditor's File No. 200008110004.

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Property Investors, LLC, a Washington limited liability company, recorded August 24, 2000 as Auditor's File No. 200008240005.

4. Easement, affecting a portion of subject property for the purpose of Utility purposes including terms and provisions thereof granted to Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light recorded July 6, 1977 as Auditor's File No. 859943

5. Easement, affecting a portion of subject property including terms and provisions thereof granted to Crowther Properties LLC recorded June 26, 2009 as Auditor's File No. 200906260093

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200906150129.

## 6. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 24, 2000

Auditor's No.: 200008240006

Purpose: A non-exclusive easement for ingress, egress and utilities

Area Affected: Lots 7, 8, 9, 16 - 21, 24 - 26