

201907240117
07/24/2019 03:38 PM Pages: 1 of 3 Fees: \$103.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Michael Powell
710 E Sharon Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 3088
JUL 24 2019

Amount Paid \$ 4472.80
Skagit Co. Treasurer
By *ST* Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.
19-2557

STATUTORY WARRANTY DEED

File No: **4221-3258831 (th)**

Date: **July 19, 2019**

Grantor(s): **Trista M. Peterson and James Jones**
Grantee(s): **Michael Powell**
Abbreviated Legal: **PTN Lot 3, Block 130, First Addition To Burlington**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P72160**

THE GRANTOR(S) Trista M. Peterson, who acquired title as her separate estate and James Jones, a married couple for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Michael Powell, a married man as his sole and separate property**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The land referred to in this Commitment is described as follows: The East 45 feet of Lot 3, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH." as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington; Except the South 230 feet thereof; And EXCEPT from the above described main tract that portion, if any, lying South of a line projected East from the South side of the existing power pole, as said pole was situated on May 2, 1956, on the West line of Lot 3, approximately 103 feet South of the South line of Sharon Street and as referred to in instrument recorded May 7, 1976, under Auditor's File No. 536657. ALSO an easement for road purposes, and for the installation and maintenance of sewer, water and other utility lines across the West 55 feet of the North 10 feet of the South 240 feet of said Lot 3, Block 130. Situate in Skagit County, Washington

APN: **P72160**

Statutory Warranty Deed
- continued

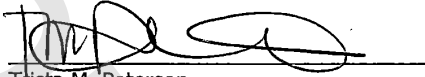
File No.: **4221-3258831 (th)**

Subject To: 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.

APN: P72160

Statutory Warranty Deed
- continued

File No.: 4221-3258831 (th)


Trista M. Peterson


James Jones

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Trista M. Peterson and James Jones**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/23/19



NOTARY PUBLIC
STATE OF WASHINGTON
TRACEY M. BROWN
License Number 179729
My Commission Expires 07-23-2023

Notary Public in and for the State of Washington
Residing at: Carnano Island
My appointment expires: 7/23/2023