



202002110064

02/11/2020 01:29 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Jeremy S. Amundson and Angela D. Amundson  
23301 Buchanan Street  
Mount Vernon, WA 98273

**STATUTORY WARRANTY DEED**

20-4144

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Martin Rusch and Georgia Rusch, husband and wife, 1410 Mallard View Drive, #5, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Jeremy S. Amundson and Angela D. Amundson, 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: Ptn. Lots 4-7 Block 15, PLAT OF CLEAR LAKE

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): P74869 & 4138-015-007-0016

Dated: 11 FEB. 2020

Mart. B. Rusch  
Martin Bruno Rusch

Georgia Rusch  
Georgia Ross Rusch

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2020 FEB 11 2020

Amount Paid \$ 106.50  
Skagit Co. Treasurer  
By MCA Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4144-MM

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

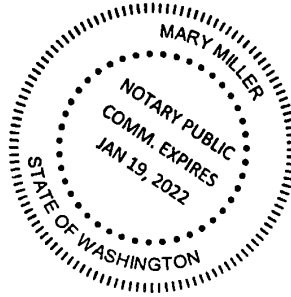
I certify that I know or have satisfactory evidence that Martin Bruno Rusch and Georgia Ross Rusch is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11<sup>th</sup> day of February, 2020

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01.19.2022



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

Property Address: 23301 Buchanan Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P74869 & 4138-015-007-0016

Property Description:

Lots 4, 5, 6 and 7 Block 15, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington.

TOGETHER WITH that portion of Day Street which, upon vacation, attached to said premises by operation of law

EXCEPT the West 80 feet of Lots 5 and 6, Block 15, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4144-MM

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**EXHIBIT B**

20-4144-MM

1. 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 Plat of Clear Lake recorded March 4, 1920 as Auditor's File No. 139859 in Vol. 4 of Plats, Pgs 22-23.
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 Survey recorded August 10, 2005 as Auditor's File No. 200508100087.
3. Regulatory notice/agreement regarding Aerobic Treatment Unit Service Agreement that may include covenants, conditions and restrictions affecting the subject property, recorded August 7, 2006 as Auditor's File No. 200608070176 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.