

When recorded return to:

Paul R. Gingerich and Heidi R. Gingerich
16533 Walking M Lane
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-3372
Date 08/28/2020

STATUTORY WARRANTY DEED

GNW 20-6300

THE GRANTOR(S) Daniel R. Mitzel and Patricia Burklund, husband and wife, 12537 Eagle Drive, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Paul R. Gingerich and Heidi R. Gingerich, 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: Sec 30, TwN 34 N, Rng 5 E; Ptn of Gov't 2 and SE of NW

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): P30457 and P30462

Dated: 8.27.2020


Daniel R. Mitzel


Patricia Burklund

STATE OF WASHINGTON
COUNTY OF SKAGIT

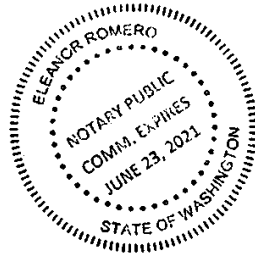
I certify that I know or have satisfactory evidence that Daniel R. Mitzel and Patricia Burkland is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27th day of August, 2020

Gloria Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 16533 Walking M Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P30457 and P30462

Property Description:

PARCEL A:

That portion of Government Lot 2, and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, W.M., in Skagit County, Washington, described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section; thence South $89^{\circ}44'03''$ East along the East-West centerline of said Section, 1,097.51 feet to the most Easterly corner of that parcel of land conveyed to David G. McIntyre by Deed recorded July 1, 1980, under Auditor's File No. 8007010040, said point being the true point of beginning of the parcel herein described; thence North $44^{\circ}06'30''$ West along the Northeasterly line of said McIntyre parcel, 456.52 feet to intersect a line parallel with and 20 feet Southeasterly of the centerline of an existing gravel road; thence in a general Northeasterly direction along said parallel line by the following courses and distances:

North $52^{\circ}00'00''$ East, 87.56 feet to the beginning of a curve to the left with a radius of 420.00 feet, Northeasterly along said curve through a central angle of $31^{\circ}20'00''$, an arc distance of 235.15 feet to a point of tangency, North $20^{\circ}40'00''$ East, 187.05 feet to the beginning of a curve to the right with a radius of 280.00 feet, Northeasterly along said curve through a central angle of $40^{\circ}20'00''$, an arc distance of 190.07 feet to a point of tangency, North $61^{\circ}00'00''$ East, 208.16 feet, and North $68^{\circ}00'00''$ East, 126.58 feet to intersect the Southwesterly margin of Otter Pond Drive, 60 feet in width at a point on a curve from which the center lies South $20^{\circ}48'17''$ West, 270.00 feet distant; thence in a general Southeasterly direction along said Southwesterly road margin by the following courses and distances:

Southeasterly along said curve to the right through a central angle of $26^{\circ}11'43''$, an arc distance of 123.44 feet to a point of tangency, South $43^{\circ}00'00''$ East, 146.65 feet to the beginning of a curve to the left with a radius of 430.00 feet, and Southeasterly along said curve through a central angle of $52^{\circ}20'03''$, an arc distance of 392.76 feet to intersect the Westerly margin of Gunderson Road, 40 feet in width; thence in a general Southerly and Southeasterly direction along said road margin by the following courses and distances:

South $8^{\circ}00'00''$ East, 74.76 feet to the beginning of a curve to the left with a radius of 360.00 feet, Southerly and Southeasterly along said curve through a central angle of $51^{\circ}40'00''$, an arc distance of 324.63 feet to a point of tangency, South $59^{\circ}40'00''$ East, 100 feet to the beginning of a curve to the right with a radius of 380.00 feet, Southeasterly along said curve through a central angle of $41^{\circ}10'00''$, an arc distance of 273.03 feet to a point of tangency, and South $18^{\circ}30'00''$ East, 144.08 feet to return to said Section centerline; thence North $89^{\circ}44'03''$ West along said centerline, 1,417.64 feet to the point of beginning, EXCEPT the following described parcel of land:

That portion of Government Lot 2, and that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, W.M., in Skagit County, Washington, more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section; thence South $89^{\circ}44'03''$ East along the East-West centerline of said Section 30; a distance of 1,097.51 feet to the true point of beginning; thence continue South $89^{\circ}44'03''$ East, a distance of 580.00 feet; thence North $48^{\circ}39'53''$ West, a distance of 906.72 feet to the intersection with a line which is parallel with and 30.00 feet Southeasterly of the centerline of an existing gravel road; thence in a Southwesterly direction along said line South $20^{\circ}40'00''$ West, a distance of 29.26 feet to the beginning of a curve to the right having a radius of 430.00 feet; thence along the arc of said curve in a Southwesterly direction through a central angle of $31^{\circ}20'00''$, an arc distance of 235.15 feet; thence South $52^{\circ}00'00''$ West, a distance of 87.56 feet to a point which bears North $44^{\circ}06'30''$ West from the true point of beginning; thence South $44^{\circ}06'30''$ East, a distance of 456.52 feet to the true point of beginning.

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ALSO EXCEPT that portion conveyed to Skagit County for road purposes by Deed recorded June 12, 1986, under Auditor's File No. 8606120019.

TOGETHER WITH easements as set forth in documents recorded December 6, 1984, under Auditor's File Nos. 8412060042 and 8412060043.

PARCEL B:

That portion of Government Lot 2 and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 34 North, Range 5 East, W.M., described as follows:

Begin at a point on the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section which is the Southwest corner of those premises conveyed to Daniel R. Mitzel, et ux, by deed recorded January 31, 2002 as Skagit County Auditor's File No. 200201310149; thence North $48^{\circ}39'53''$ West, a distance of 938.79 feet, more or less, along the Southwesterly line of said Mitzel tract and its Northwesterly extension to the centerline of that certain road now commonly known as Walking M Lane as shown on the Survey of "Upland Tracts" recorded as Auditor's File No. 8212140010 in Volume 4 of Surveys, pages 56-61; thence South $20^{\circ}40'00''$ West to the Northerlymost corner of those premises conveyed to Daniel Mitzel, et ux, by deed recorded November 19, 2004 under Auditor's File No. 200411190076; thence South $30^{\circ}58'54''$ East, a distance of 702.94 feet, more or less, to the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence South $89^{\circ}44'03''$ East along said South line to the point of beginning.

EXHIBIT B

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1. RESERVATION CONTAINED IN DEED:

Executed by: Union Lumber Company
Recorded: November 11, 1909
Auditor's No.: 76334
As follows: Minerals and rights of entry
Said mineral rights are now vested in Skagit County.

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Valley Telephone Company
Recorded: September 21, 1967
Auditor's No.: 704645
Purpose: Telephone lines

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: June 14, 1950
Recorded: June 28, 1950
Auditor's No.: 447615
Purpose: Electric transmission line, together with right of ingress and egress, and including covenants against blasting without notice

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: July 5, 1950
Recorded: July 20, 1950
Auditor's No.: 448497
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: A 30 foot wide strip of land

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantor: Daniel R. Mitzel and Kristie L. Mitzel, husband and wife
Grantee: Puget Sound Power & Light Company
Dated: June 11, 1984
Recorded: June 21, 1984
Auditor's No.: 8406210026
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: A 10 foot wide strip of land

6. RIGHTS DISCLOSED IN DEED:

In Favor Of: David G. McIntyre
Disclosing Deed Dated: July 25, 1979
Recorded: August 8, 1979
Auditor's No.: 7908080023
As Follows:

1. The right to maintain, repair, inspect and otherwise use his existing septic tank on the subject property, and if necessary, to replace said septic tank by installing a new septic tank on the subject property.

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2. The right to use the existing well and water lines on the subject property, and to take water from the existing well as needed.

3. The right to use any and all roadways on the subject property for ingress and egress to the property owned by David G. McIntyre, which is located in Skagit County, Washington, in Section 30, Township 34 North, Range 5 East, W.M.

7. TERMS AND PROVISIONS IN GRANT OF EASEMENT AND JOINT USE AGREEMENT:

Grantor: David McIntyre and Jean R. McIntyre, husband and wife

Grantee: Dan R. Mitzel and Kristie L. Mitzel, husband and wife

Dated: November 2, 1984

Recorded: December 6, 1984

Auditor's No.: 8412060042

8. TERMS AND PROVISIONS IN DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT:

Dated: November 15, 1984

Recorded: December 6, 1984

Auditor's No.: 8412060043

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: June 25, 1987

Recorded: July 15, 1987

Auditor's No.: 8707150043

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way

Area Affected: A 10 foot wide strip of land

10. DECLARATION OF EASEMENT AND THE PROVISIONS THEREIN:

Dated: December 8, 1982

Recorded: December 10, 1982

Auditor's No.: 8212100052

Affects: Portion of subject property

11. 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 November 19, 2004 as Auditor's File No. 200411190077.

12. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Island Construction, Inc.

And: Daniel Mitzel, et al

Dated: August 11, 2006

Recorded: February 14, 2007

Auditor's No.: 200702140164

Regarding: Development and Access Agreement

We note that said Agreement was not co-executed by Patricia Burklund.

13. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.

REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 14, 2009

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Auditor's No.: 200908140142

14. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 201003300067. (Affects Parcel "B")

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