

When recorded return to:

Jacob Swanson  
11441 Bernice Street  
Burlington, WA 98233

**STATUTORY WARRANTY DEED**

GNW 20-6418

THE GRANTOR(S) Dorothy B. Knechtel, as her separate estate, 12253 Maple Crest Drive, Burlington, WA 98233

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jacob Swanson, a married man as his separate estate.

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:  
Ptn. Tracts 9-10, McEWEN'S ADDITION

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): P67382

Dated: 8/26/2020

Dorothy B. Knechtel  
Dorothy B. Knechtel

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3377

Aug 28 2020

Amount Paid \$5061.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-6418-TJ

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

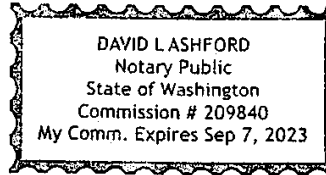
I certify that I know or have satisfactory evidence that Dorothy B. Knechtel is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26<sup>th</sup> day of August, 2020

*David Lashford*  
Signature

Notary Public  
Title

My appointment expires: 09/07/2023



**EXHIBIT A  
LEGAL DESCRIPTION**

**Property Address:** 11452 Galbreath Road, Burlington, WA 98233  
**Tax Parcel Number(s):** P67382

**Property Description:**

The North ½ of Tract 9 and the South 40 feet of Tract 10, "Mc EWEN'S ADDITION", as per plat recorded in Volume 7 of Plats, page 96, records of Skagit County, Washington.

TOGETHER WITH that portion of Galbreath Road, fka Fern Street, that has reverted by operation of law, as delineated on Final Order to Vacate, as recorded on October 10, 2018, under Auditor's File No. 201810100072.

**EXHIBIT B**

20-6418-TJ

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: McEwen's Addition  
Recorded: April 20, 1959  
Auditor's No.: 579289

2. Terms and conditions of Final Order to Vacate, recorded October 10, 2018 as Auditor's File No. 201810100072.

3. Private rights of access and utilities, if any, over vacated streets lying within the subject property.