

When recorded return to:

Gunn Road Shop, LLC
4223 Montgomery Place
Mount Vernon, WA 98274

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Marissa Guerrero
DATE 08/31/2020

STATUTORY WARRANTY DEED

GNW 20-5688

THE GRANTOR(S) Daniel R. Mitzel and Patricia R. 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 Gunn Road Shop, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

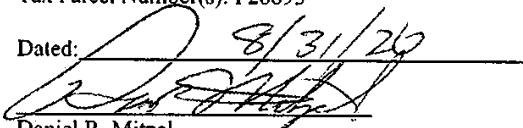
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

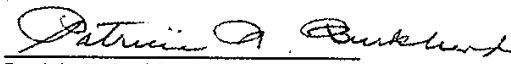
Abbreviated legal description: Property 1:
Section 30, Township 34 North, Range 4 East - NE SE (aka Tr B SP 2-76)

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): P28893

Dated: 8/31/20


Daniel R. Mitzel


Patricia R. Burklund

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

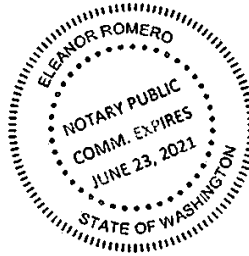
I certify that I know or have satisfactory evidence that Daniel R. Mitzel and Patricia R. Burklund is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the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

Dated: 31st day of August, 2020

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



Statutory Warranty Deed
LPB 10-05

Order No.: 20-5688-KH

Page 2 of 4

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 2208 Gunn Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P28893

Property Description:

Tract "B" of Short Plat No. 2-76, approved February 6, 1976 and recorded February 6, 1976 in Volume 1 of Short Plats, page 97, under Auditor's File No. 829755, records of Skagit County, Washington; being a portion of the East ½ of the Northeast ¼ of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M.

EXHIBIT B
20-5688-KH

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 Short Plat No. 54-74 recorded October 30, 1974 as Auditor's File No. 809456.
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 Short Plat No. 2-76 recorded February 6, 1976 as Auditor's File No. 829755.
3. Municipal assessments, if any, levied by the City of Mount Vernon. This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5688-KH

Page 4 of 4