

When recorded return to:

Mike Roland Kerr
18193 West Chinook Drive
Burlington, WA 98233

STATUTORY WARRANTY DEED GNW 20-7580

THE GRANTOR(S) Sheryl Strinden, Personal Representative for the Estate of Lela M. Waller, deceased, 536 Sterling Street, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Mike Roland Kerr, a married ~~man~~ *person 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:
Lot 7 West View Acres and Ptn. Gov. Lot 4, Section 6, Township 34 North, Range 4 East

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): P23765 and P70249

Dated: October 13, 2020

Estate of Lela M. Waller, deceased

By: Sheryl Strinden P.R.
Sheryl Strinden, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4263
Oct 16 2020
Amount Paid \$6053.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

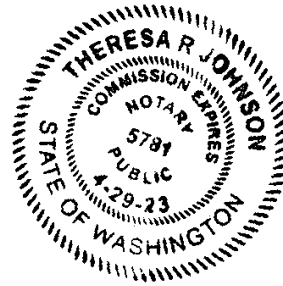
I certify that I know or have satisfactory evidence that Sheryl Strinden, Personal Representative of Estate of Lela M. Waller, deceased is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13th day of October, 2020

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 18193 West Chinook Drive, Burlington, WA 98233
Tax Parcel Number(s): P23765 and P70249

Property Description:

PARCEL A:

Lot 7, WEST VIEW ACRES SUBDIVISION, according to the plat thereof, recorded in Volume 7 of Plats page 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the North 530.00 feet of the West 330.00 feet of the East Half of Government Lot 4, Section 6, Township 34 North, Range 4 East, WM, described as follows:

Beginning at the Northeast corner of Lot B as shown on Short Plat No. 69-74 filed in Volume 1 of Short Plats, page 14, records of Skagit County, Washington;

Thence North 88 degrees 41'40" West along the North line of said Lot B a distance of 35.11 feet;

Thence North 0 degrees 05'18" West a distance of 110.04 feet to a point that is 210.00 feet South as measured at right angles from the North line of said subdivision;

Thence South 88 degrees 41'40" East parallel to the North line of said subdivision a distance of 35.11 feet;

Thence South 0 degrees 05'18" East a distance of 110.04 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT B

20-7580-TJ

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 West View Acres recorded March 28, 1955 as Auditor's File No. 515189.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: March 31, 1955

Recorded: April 1, 1955

Auditor's No.: 515509

Executed By: George Wallace

3. Reservations contained in Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: December 9, 1974

Recording No.: 810983

4. Covenants, conditions, restrictions, recitals, restrictions, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. 69-74:

Recording No: 812303

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Barry R. Whipple and Kathleen P. Whipple, husband and wife

Purpose: Ingress, egress and utilities

Recording Date: March 12, 1975

Recording No.: 814532

Affects: Parcel B

6. Agreement Concerning Sewer Facilities And Reimbursement of Cost by Subsequent Users including the terms, covenants and provisions thereof

Recording Date: December 19, 1978

Recording No.: 893351

Easement including the terms, covenants and provisions thereof

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7580-TJ

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Recording Date: October 5, 1982

Recording No.: 8210050022 being a re-recording of 8209160018

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Dennis H. Ward and Sheryl A. Ward, husband and wife
Purpose: Construction, installation and maintenance of a six inch sewer pipe
Recording Date: July 24, 1984
Recording No.: 8407240027

Affects: Portion of Parcel B

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 8506190002

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Jack Hagerty and Phyllis Hagerty, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: July 18, 1985
Recording No.: 8507180007

Affects: Portion of Parcel B

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Karen L. Gouin
Purpose: Construction, installation and maintenance of a side sewer line
Recording Date: January 7, 1992
Recording No.: 9201070025

11. Skagit County Right to Manage Natural Resource Lands Disclosure

Recording Date: April 15, 2016 and August 29, 2016
Recording No.: 201604150123 and 201608290215

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7580-TJ

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