

When recorded return to:

Bethany Joyce
731 Peterson Road
Burlington, WA 98233

GNW 22-15668

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory Douglas Anshutz, as his separate estate and Charlene M. Anshutz and Gary D. Anshutz, wife and husband, 10973 Gardner Road, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bethany Joyce, an unmarried person

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. Tract 49, Burlington Acreage Property

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): P62624

Dated: June 27, 2022

Gregory Douglas Anshutz
Gregory Douglas Anshutz

Charlene M. Anshutz
Charlene M. Anshutz

Gary D. Anshutz
Gary D. Anshutz

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222690
Jun 29 2022
Amount Paid \$7605.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15668-KH

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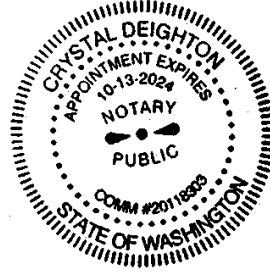
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of June, 2022 by Gregory Douglas Anshutz, Charlene M. Anshutz and Gary D. Anshutz.

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 731 Peterson Road, Burlington, WA 98233
Tax Parcel Number(s): P62624

Property Description:

The South 100 feet of the West 140 feet of Tract 49 of BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

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10. "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
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 Burlington Acreage Property recorded January 1, 1891 as Auditor's File No. Volume 1 of Plats, page 49.
12. Easement, affecting a portion of subject property for the purpose of Pedestrian ingress, egress and sidewalk purposes including terms and provisions thereof granted to City of Burlington recorded February 28, 2005 as Auditor's File No. 200502280183
13. Terms and conditions of Skagit County Right-to-Manage Natural Resource Lands Disclosure, recorded October 13, 2017 as Auditor's File No. 201710130076.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15668-KH

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