

**When recorded return to:**

Dennis X. Geissler and Kristine Geissler  
856 Alder  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20243137

Dec 02 2024

Amount Paid \$13834.00  
Skagit County Treasurer  
By BELEN MARTINEZ Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620056245

**CHICAGO TITLE**  
620056245

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Rock L. Engen and Ann M. Engen, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Dennis X. Geissler and Kristine Geissler, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Lots 16-19, Blk 3, Supp Plat of Knutzen's Add to Town of Burlington

Tax Parcel Number(s): P72710 / 4089-003-019-0017

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11/27/24

Rock L. Engen  
Rock L. Engen

Ann M. Engen  
Ann M. Engen

State of Washington

County of SKAGIT

This record was acknowledged before me on November 27, 2024 by Rock L. Engen and Ann M. Engen.

Lorrie J. Thompson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 6-1-2028



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P72710 / 4089-003-019-0017**

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Lots 16, 17, 18 and 19, Block 3, "Supplemental Plat of Knutzen's Addition to the Town of Burlington", according to the plat thereof recorded in volume 4 of plats, page 7, records of Skagit county, Washington.

Except the East 80 feet of said lots.

Also that portion of Walnut Street lying West of said lots, and East of the former right of way of the Pacific Northwest Traction Company, and South of the North line of lot 16 extended West, and North of the South line of Lot 19 extended West.

Also, that portion of the former right of way of the Pacific Northwest Traction Company in Government Lot 4, Section 5, Township 34 North, Range 4 East of the Willamette Meridian, which lies South of the North line of Lot 16, and North of the South line of Lot 19, in Block 3, extended West from said Block 3.

Except the West 20 feet thereof.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Plat of Knutzen's Addition to the Town of Burlington:

Recorded in: Volume 3, page 80

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Transmission lines  
Recording Date: June 27, 1930  
Recording No.: 234986

3. Agreement, and the terms and conditions thereof:

Recording Date: June 14, 1976  
Recording No.: 836780

4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024  
Tax Account No.: P72710 / 4089-003-019-0017  
Levy Code: 0905  
Assessed Value-Land: \$277,500.00  
Assessed Value-Improvements: \$238,200.00

General and Special Taxes:  
Billed: \$4,269.29  
Paid: \$2,134.68  
Unpaid: \$2,134.61

5. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax for the following calendar year. Per the county the account number is P3655 and nothing is owed, as the account is paid in full for 2024 and 2025.
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

**EXHIBIT "B"**  
Exceptions  
(continued)

7. Matters disclosed by Record of Survey:

Recording Date: November 8, 2024  
Recording No.: 202411080029

Discrepancies between fences and gates and property lines.