

AFTER RECORDING MAIL TO:  
Daniel R. Mitzel  
1111 Cleveland Avenue, Suite 201  
Mount Vernon, WA 98273



200512120250  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B86756

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

B86756E7

Grantor(s): Richard Fox, Jo Ann Jarmin, Clyde Fox, Dan Fox and Susan ~~Ellingston~~ <sup>SE</sup> Ellingsen  
Grantee(s): Daniel R. Mitzel and Patricia R. Burklund  
Assessor's Tax Parcel Number(s): P23729, 340406-3-104-0100

THE GRANTOR Richard Fox, Jo Ann Jarmin, Clyde Fox, Dan Fox, and Susan ~~Ellingston~~ <sup>SE</sup> Ellingsen for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel R. Mitzel and Patricia R. Burklund, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 1 and 2 of Skagit County Short Plat No. 92-030, approved October 19, 1992 and recorded under Auditor's File No. 9210190149, EXCEPT the West 150 feet of said Lot 2, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., in Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the North 15.00 feet of the West 150.00 feet of Lot 2 of said Short Plat.  
Subject to covenants, conditions, restriction and easements as per attached.  
Dated: 12/06/05

Richard Fox  
Richard Fox

Jo Ann Jarmin  
Jo Ann Jarmin

Clyde Fox  
Clyde Fox

Signed in Counterpart  
Dan Fox

Susan Ellingsen  
Susan ~~Ellingston~~ <sup>SE</sup> Ellingsen

6900  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 12 2005

STATE OF Washington  
COUNTY OF Skagit } SS:

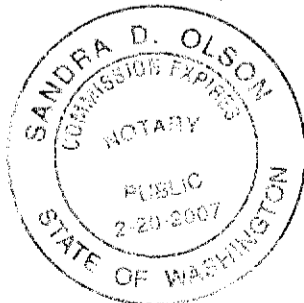
Amount paid \$ 3298. —  
By Sp Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that ~~Richard Fox, Jo Ann Jarmin, Clyde Fox, Dan Fox and Susan Ellingston~~, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-12-05

Sandra D. Olson

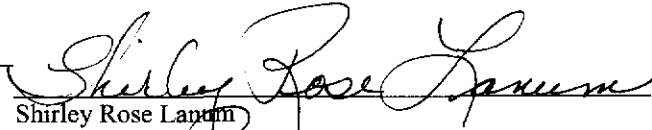
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 2-20-07

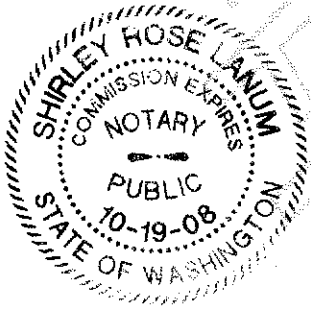


State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Richard Fox and Susan Ellingsen  
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: December 7, 2005

  
Shirley Rose Lanum  
Notary Public in and for the State of Washington  
Residing at: Everett  
My appointment expires: 10/19/2008

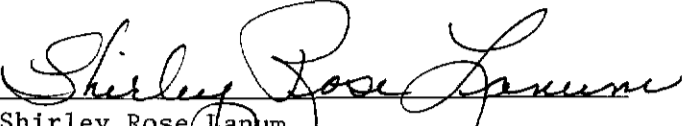


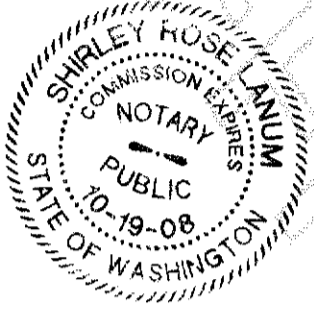
200512120250  
Skagit County Auditor

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Clyde Fox  
the person(s) who appeared before me, and said person(s) acknowledged that he is  
signed this instrument and acknowledge it to be his free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: December 7, 2005

  
Shirley Rose Lanum  
Notary Public in and for the State of Washington  
Residing at: Everett  
My appointment expires: 10-19-08



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Skagit County Auditor

**AFTER RECORDING MAIL TO:**

Dan R. Mitzel  
1111 Cleveland Avenue, Suite 201  
Mount Vernon, WA 98273

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B86756

**Statutory Warranty Deed**

Grantor(s): Richard Fox, Jo Ann Jarmin, Clyde Fox, Dan Fox and Susan Ellingston  
Grantee(s): Daniel R. Mitzel and Patricia R. Burklund  
Assessor's Tax Parcel Number(s): P23729, 340406-3-104-0100

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Subject to covenants, conditions restrictions and easements as per attached.  
Dated: 12/06/05

Signed in Counterpart \_\_\_\_\_

Richard Fox

Signed in Counterpart \_\_\_\_\_

Clyde Fox

Signed in Counterpart \_\_\_\_\_

Susan Ellingston

Signed in Counterpart \_\_\_\_\_

Jo Ann Jarmin

*Dan Fox*

Dan Fox

STATE OF ~~Washington~~ montana }  
COUNTY OF ~~Flathead~~ Flathead } SS:

I certify that I know or have satisfactory evidence that Richard Fox, Jo Ann Jarmin, Clyde Fox, Dan Fox and Susan Ellingston, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-09-2005

*Lyle S. Zedac*

Notary Public in and for the State of Washington Montana  
Residing at Caram mt  
My appointment expires: 4-1-2008

LPB-10



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Exhibit "A"

**EXCEPTIONS:**

**A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Daniel R. Mitzel, as Court Appointed Limited Financial  
Guardian of the Estate of Lyle W. Fox  
And: Archie G. Pullar and Olli Pullar  
Recorded: October 9, 1996  
Auditor's No.: 9610090020  
Regarding: Road maintenance

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING  
SHORT PLAT:**

Short Plat No.: 92-030  
Recorded: October 19, 1992  
Auditor's No.: 9210190149

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads are the responsibility of the lot owners.
3. Water – Skagit County PUD No. 1.
4. Sewer – Individual on-site sewage systems.
5. Mislocated fenceline



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