



201501300107

**When recorded return to:**

Joseph C. Hangarter and Emily M. Hangarter  
817 S. Pine Street  
Burlington, WA 98233

Skagit County Auditor

\$73.00

1/30/2015 Page

1 of

2 11:43AM

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St.  
Mount Vernon, WA 98273  
Escrow No.: 620022938

**CHICAGO TITLE**  
620022938

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) PropertyVest LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Joseph C. Hangarter and Emily M. Hangarter, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, WILLIAMSON SHORT PLAT, SHORT PLAT NO. BURL 5-06, approved November 13,  
2006, recorded November 16, 2006, under Auditor's File No. 200611160056, records of Skagit  
County, Washington; being a portion of Lot 1, Block 129, First Addition to Burlington, Skagit Co.,  
Wash., according to the plat thereof, recorded in Volume 3 of Plats, page 11, records of Skagit  
County, Washington.

Situating in Skagit County, Washington

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

Tax Parcel Number(s): P125259 / 4077-129-001-0300

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620022938, Schedule B, Special Exceptions, which are attached hereto  
and made a part hereof.

Dated: January 27, 2015

**PropertyVest LLC**

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

2015297

JAN 30 2015

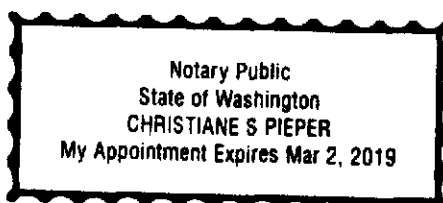
BY: *Daniel Engstrom*

Daniel Engstrom, Member

Amount Paid \$ 3582.<sup>80</sup>  
Skagit Co. Treasurer

By *mm* DeputyState of WashingtonCounty of KingMember of PropertyVest LLC

I certify that I know or have satisfactory evidence that Daniel Engstrom is the person(s) who appeared  
before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated  
that (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of  
PropertyVest LLC, a Washington limited liability company to be the free and voluntary act of such party  
for the uses and purposes mentioned in the instrument.

Dated: 1-28-2015

Name: Christiane S. Pieper  
Notary Public in and for the State of WA  
Residing at: Tacoma  
My appointment expires: 03-02-2019

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. Agreement, including the terms and conditions thereof, entered into;  
By: Irene Williamson  
And Between: Julie L. Hanson  
Recorded: November 16, 2006  
Auditor's No.: 200611160055, records of Skagit County, Washington  
Providing: Property boundary line
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 WILLIAMSON SHORT PLAT, SHORT PLAT NO. BURL 5-06:  
  
Recording No: 200611160056
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: November 16, 2006  
Recording No.: 200611160056  
Matters shown: Encroachment of a fence onto the Westerly portion of said premises by varying amounts and an encroachment of a fence onto property adjacent on the North by varying amounts.
4. Assessments, if any, levied by City of Burlington.
5. City, county or local improvement district assessments, if any.
6. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.



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