

**POOR ORIGINAL**



201503230137

Skagit County Auditor  
3/23/2015 Page 1 of 5 4:26PM \$76.00

When recorded return to:  
Steven L. Burton and Jill Burton  
40373 Pioneer Lane  
Concrete, WA 98237

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023152

**CHICAGO TITLE**  
**620023152 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Karl Malbrain and Sheila Malbrain as Co-Successor Trustees of the Jeanne D. Malbrain Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Steven Burton and Jill Burton, husband and wife

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

**PARCEL A:**

Tract 2, SKAGIT COUNTY SHORT PLAT NO. 118-79, approved May 2, 1980, and recorded May 2, 1980, in Volume 4 of Short Plats, page 73, under Auditor's File No. 8005020013, records of Skagit County, Washington; being a portion of the North Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 35 North, Range 7 East of the Willamette Meridian

**PARCEL B:**

An easement for ingress, egress, and utilities as delineated on the face of Skagit County Short Plat No. 118-79, approved May 2, 1980, and recorded May 2, 1980, in Volume 4 of Short Plats, page 73, under Auditor's File No. 8005020013, records of Skagit County, Washington; being a portion of the North Half of the Southeast Quarter of the Southwest Quarter of Section 17, Township 35 North, Range 7 East of the Willamette Meridian, commonly known as Pioneer Lane

ALL situated in Skagit County, Washington.

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

Tax Parcel Number(s): P42486 / 350711-3-008-0203

Subject to:

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

2015 893  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 23 2015

Amount Paid \$ 3031.00  
By Skagit Co. Treasurer  
Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: March 18, 2015

Karl Malbrain and Sheila Malbrain as Co-Successor Trustees of the Jeanne D. Malbrain Trust

BY: \_\_\_\_\_  
Karl Malbrain  
Co-Trustee

BY: Sheila J. Malbrain TRUSTEE  
Sheila J. Malbrain  
Co-Trustee

State of Washington  
of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Sheila Malbrain

is/are 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 Trustee of Jeanne D Malbrain to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3.19.2015



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

STATUTORY WARRANTY DEED  
(continued)

Dated: March 18, 2015

Karl Malbrain and Sheila Malbrain as Co-Successor Trustees of the Jeanne D. Malbrain Trust

BY: Karl Malbrain  
Karl Malbrain  
Co-Trustee

BY: \_\_\_\_\_  
Sheila J. Malbrain  
Co-Trustee

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
is/are 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 \_\_\_\_\_ of \_\_\_\_\_ to be the  
free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Joaquin )

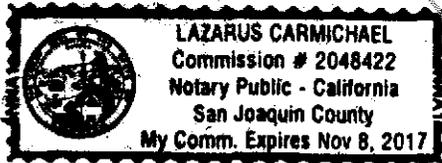
On March 19, 2015 before me, Lazarus Carmichael, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Karl Malbrain  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

EXHIBIT "A"  
Exceptions

1. 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 SKAGIT COUNTY SHORT PLAT NO. 118-79.

Recording No: 8005020013

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 2, 1980

Recording No.: 8005020013

Matters shown: Possible encroachment of fences along the Northerly and Westerly boundary of said premises by undisclosed amounts

3. City, county or local improvement district assessments, if any.