



Skagit County Auditor  
4/22/2015 Page

1 of

3 1:49PM  
\$74.00

When recorded return to:  
Ronald L. Mason  
20333 State Route 20  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620023525

**CHICAGO TITLE**  
620023525

# **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Paul J. Tjeerdsma and Becky Tjeerdsma, 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 Ronald Mason, An Unmarried person

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

Tax Parcel Number(s): P62351 / 3867-000-013-0506

That portion of the West ½ of Tract 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY,"  
as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,  
described as follows:

Beginning at the Northeast corner of said West ½ of Tract 13;  
thence South 89 degree 46' West along the North line of said Tract, 147.50 feet to the true point of  
beginning;  
thence continue South 89 degrees 46' West along said North line a distance of 33 feet;  
thence South 0 degrees 23'45" East parallel with the East line of said West ½ of Tract 13, a  
distance of 120.0 feet;  
thence South 63 degrees 11'30" West 50.0 feet;  
thence South 0 degrees 23'45" East 155.38 feet;  
thence South 19 degrees 38' East 135.93 feet to the Northerly line of the State Highway;  
thence North 63 degrees 11'30" East along said Northerly line to a point that is South 6°05' East  
from the true point of beginning;  
thence North 6 degrees 05' West to the true point of beginning.

EXCEPT that portion of Tract 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per  
plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, located in the  
Southwest ¼ of Section 33, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the West ½ of said Tract 13;  
thence South 89 degrees 45'31" West along the North line of said Tract, a distance of 180.50 feet  
to the true point of beginning;  
thence South 0 degrees 24'42" East parallel with the East line of said West ½ of Tract 13, a  
distance of 120.00 feet;  
thence South 63 degrees 10'33" West a distance of 50.00 feet;  
thence South 0 degrees 24'42" East a distance of 117.88 feet to an intersection with the North line  
projected South 78 degrees 56'30" West from the Northwestern corner of that certain tract sold to  
Roscoe C. Edson and Marilyn Edson, his wife, by Contract of Sale, recorded May 11, 1965, under  
Auditor's File No. 666204;  
thence North 78 degrees 56'30" East a distance of 103.52 feet to the Northwest corner of said tract  
described and recorded under Auditor's File No. 666204;

Statutory Warranty Deed (LPB 10-05)  
WA0000059.doc / Updated: 07.30.13

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
20151297  
APR 22 2015

WA-CT-FNRV-02150.620019-620023525

Amount Paid \$ 2,817.40  
Skagit Co. Treasurer  
By *ham* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

thence North 06 degrees 05'29" West a distance of 242.09 feet to the North line of said Tract 13;  
thence South 89 degrees 45'31" West along said North line a distance of 33.00 feet to the true  
point of beginning.

Situate in the County of Skagit, State of Washington.

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

Subject to:

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

Dated: April 17, 2015

Paul J. Tjeerdsma  
Paul J. Tjeerdsma

Becky Tjeerdsma  
Becky Tjeerdsma

State of Washington

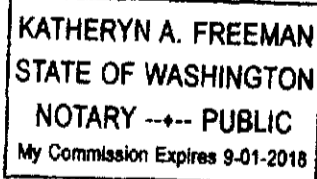
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

Paul J. Tjeerdsma + Becky Tjeerdsma  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: April 21, 2015

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Smohawk  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

1. Reservations and/or agreements included in deed recorded under Auditor's File No. 782908, records of Skagit County.
2. Setback Variance and the terms and conditions thereof  
Recording Date: February 21, 1985  
Recording No.: 8502210034
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Recording Date: November 14, 2002  
Recording No.: 200211140019  
Matters shown: Possible encroachment of a fence along the Westerly line of said premises by varying amounts and possible encroachment of a planter box along the Easterly line of said premises by varying amounts.
4. Plat Lot of Record Certification and the terms and conditions thereof  
Recording Date: December 19, 2007  
Recording No.: 200712190054  
Affects: Said premises and other property
5. Terms and conditions of Boundary Line Adjustment Quit Claim Deed3  
Recording Date: June 28, 2011  
Recording No.: 201106280016 being a re-recording of 200801140001
6. City, county or local improvement district assessments, if any.