

When recorded return to:  
Nichole Presnell  
1087 Digby Road  
Mount Vernon, WA 98274



201507150104

Skagit County Auditor \$74.00  
7/15/2015 Page 1 of 3 2:10PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 109638

**Statutory Warranty Deed** 109638  
**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTOR The Heirs and Devises of Dennis M. Burns and Joanne B. Burns, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nichole Presnell, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

\* a single woman,

Abbreviated Legal:  
Section 7, Township 36 North, Range 5 East; Ptn Gov't Lots 3 & 4 (aka Lot 2, SP #93-79)

Tax Parcel Number(s): P50904, 360507-3-010-0301

Tract 2 of Short Plat No. 93-79, approved September 12, 1979 and recorded September 13, 1979 under Auditor's File No. 7909130018 in Volume 3 of Short Plats, page 184, records of Skagit County, Washington; being a portion of Government Lots 3 and 4, Section 7, Township 36 North, Range 5 East, W.M.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 7-13-15

Estate of Dennis & Joanne Burns

Pamela M Burns P.R.

By: Pamela M. Burns, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 2726  
JUL 15 2015

Amount Paid \$ 717.<sup>00</sup>  
Skagit Co. Treasurer  
By Mam Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Pamela M Burns is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it as the Personal Representative of Estate of Dennis & Joanne Burns, to be the free and voluntary act of such party (ies) for the uses and purposes mentioned in this instrument.

Dated: 7-13-15

Katie Hickok

Katie Hickok  
Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1/07/2019



Exhibit A

**EXCEPTIONS:**

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat 93-79  
Recorded: September 13, 1979  
Auditor's No.: 7909130018

B. Reservation of easement in favor of Pete Swan and Dorothy Swan, husband and wife, as contained in instrument recorded February 8, 1968 as Auditor's File No. 710011, as follows:

"Also reserving to the grantors the right to take water from a spring on the premises now furnishing water to the grantors together with a perpetual easement for a pipe line over an existing line from said spring to adjacent property of the grantors."

The exact location of said easement is undisclosed on the record.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: October 15, 1977  
Recorded: October 23, 1979  
Auditor's No.: 7910230008  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.  
Affects: A portion of the subject property, reference is hereby made to the document for full particulars

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: John R. Norbeck and Phyllis L. Norbeck, husband and wife  
And: Rex M. and Betty L. Benjamin, husband and wife and Carl and Lisa Schiefelbein, husband and wife  
Dated: March 26, 1982  
Recorded: April 15, 1982  
Auditor's No.: 8504150026  
Regarding: Water system and water line easements

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Carl William Schiefelbein, Jr. and Lisa K. Schiefelbein,  
husband and wife  
And: C. Fred Carlson and Evelyn G. Carlson, husband and  
wife  
Dated: April 6, 1990  
Recorded: April 23, 1990  
Auditor's No.: 9004230118  
Regarding: Community well maintenance

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey  
Recorded: June 11, 2015  
Auditor's No.: 201506110026

Said Survey is an amendment of Survey recorded June 5, 2015, under Auditor's File No. 201506050155.