

When recorded return to:

Ms. Katherine T. Francis  
32797 Cockerhatch Island Road /  
Sedro Woolley, WA 98284 /

316 Ferry Street  
Burlington, WA 98233



201603040040

Skagit County Auditor

\$74.00

3/4/2016 Page

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2 12:17PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 154362-SE ✓

Grantor: Larry D. Mitzel Estate and Kerri R. Baker  
Grantee: Katherine T. Francis

Land Title and Escrow

## Statutory Warranty Deed

THE GRANTOR DAVID THOMAS, as Personal Representative of the Estate of LARRY D. MITZEL, Deceased and Kerri R. Baker, who acquired title as Kerri R. Mitzel, as her separate property, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KATHERINE T. FRANCIS, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: West Ptn Lot 25 & Ptns Lots 6 & 7, Blk 135, 1st Add. To Burl.

**\*\*NOT GRANTOR'S PRIMARY RESIDENCE\*\***

The North 79.83 feet of the West 202 1/2 feet of Lot 25, Block 135, and the East 40 feet of Lot 6, Block 135, also the East 40 feet of the North 10 feet of Lot 7, Block 135, all of the "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Tax Parcel Number(s): 4077-135-025-0500, P72233

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 154362-SE.

Dated 3/3/16

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 678

MAR -4-2016

Amount Paid \$ 2835.<sup>20</sup>

Skagit Co. Treasurer  
By HJB Deputy

Larry D. Mitzel Estate

David M. Thomas

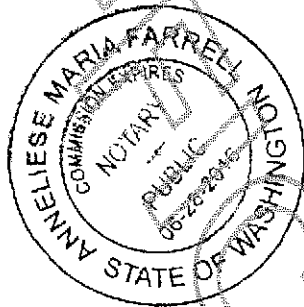
By: David Thomas, Personal Representative

Kerri R. Baker  
Kerri R. Baker

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that David M. Thomas  
signed this instrument, on oath stated that He is  
authorized to execute the instrument and acknowledged it as the Personal Representative  
of The Estate of Larry D. Mitzel to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 3/3/16



Anneliese Maria Farrell  
Notary Public in and for the State of Washington  
Residing at La Brea  
My appointment expires: 6/28/16

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kerri R. Baker

the person who appeared before me, and said person acknowledged that she  
signed this instrument and acknowledge it to be her free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 3/3/16



Anneliese Maria Farrell  
Notary Public in and for the State of Washington  
Residing at La Brea  
My appointment expires: 6/28/16