

When recorded return to:
Cora K Borgens and Ernene L Baker
24733 Minkler Rd
Sedro Woolley, WA 98284



201607130057

Skagit County Auditor
7/13/2016 Page

1 of

\$74.00

2 1:56PM

STATUTORY WARRANTY DEED

110695
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S)

24733 Minkler, LLC, a Washington limited liability company

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Cora K Borgens, a single person Ernene L Baker, a single person

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

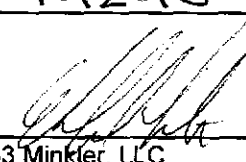
See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: Ptn. Lot 5, Dieter's Acreage (aka Lot 3, Short Plat No. PL02- 0691, Auditor's File No. 200409210133)

Tax Parcel Number(s): 38990000050300

Subject to Restrictions, Covenants, Conditions and Easements of Record marked as Exhibit "B" attached hereto and made a part hereof

Dated: 7-12-16

BY: 
24733 Minkler, LLC
by its sole Member and Manager Richard Maturi

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 13 2016

Amount Paid \$

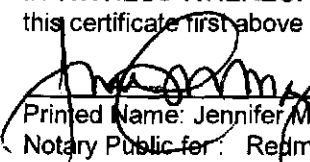
Skagit Co. Treasurer

By  Deputy

STATE OF: WA
COUNTY OF: Snohomish

On this 12th day of July, in the year of 2016, before me the undersigned Notary Public in and for said State, personally appeared Richard Maturi, known or identified to me to be the Sole Member/Manager, of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Printed Name: Jennifer M Magana
Notary Public for: Redmond, WA
My commission expires: 1-29-18

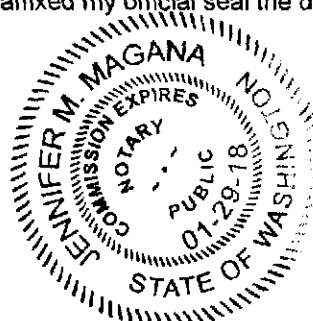


EXHIBIT A
Legal Description

Lot 3- Short Plat No. PL02-0691, approved August 27, 2004, recorded September 21, 2004, being a portion of Lot 5, "DEITER'S ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

Exhibit "B"

Conditions, Covenants, Restrictions and Easements of Record

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: Plat of Deiter's Acreage, Skagit Co., Wash. Recorded: October 3, 1906 Auditor's No.: Volume 3 of Plats, Page 53

EASEMENT AND PROVISIONS THEREIN: Grantee: Puget Sound Power & Light Company Dated: May 24, 1950 Recorded: May 29, 1950 Auditor's No.: 446236
Purpose: For transmission line Affects: A portion of subject property and other lands

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF: Between: Jack D. Burnham, as Trustee of the Jack Burnham Revocable Living Trust And: City of Sedro-Woolley Dated: August 16, 2004 Recorded: September 21, 2004 Auditor's No.: 200409210132 Regarding: Agreement regarding annexation and ULID/LID waiver of protests for development within the UGA of the City of Sedro-Woolley

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 No. PL02-0691 Recorded: September 21, 2004 Auditor's No.: 200409210133

TERMS AND CONDITIONS OF ORDER ON VARIANCE APPLICATION VA 01 0903: Dated: April 2, 2002 Recorded: April 3, 2002 Auditor's No.: 200204030001

TERMS AND CONDITIONS OF ORDER ON VARIANCE APPLICATION VA 03 0858: Dated: April 13, 2004 Recorded: April 29, 2004 Auditor's No.: 200404290036

LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS. Recorded: October 28, 2005 Auditor's No.: 200510280067