

When recorded return to:
Toni Melissa Noaker and Michael David Noaker
301 South Section Street
Burlington, WA 98233



Skagit County Auditor
11/8/2016 Page 1 of 4 2:09PM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620028171

Escrow No.: 620028171

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jana Bosscher, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Toni Melissa Noaker and Michael David Noaker, a married
couple

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

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

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

Lot(s): Ptn Lot 26 Block: 135 First Add to Burlington

Tax Parcel Number(s): P72238 / 4077-135-026-0319

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 5073
NOV 08 2016

Amount Paid \$ 3832.⁰⁰
Skagit Co. Treasurer
By *Jdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 26, 2016

Jana Bosscher
Jana Bosscher

State of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Jana Bosscher is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Nov. 7, 2016

SUSIE GALE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
09/11/2018

Susie Gale
Name: Susie Gale
Notary Public in and for the State of WA
Residing at Bellingham
My appointment expires: 9/11/18

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72238 / 4077-135-026-0319

The East 100 feet of the following described tract:

The North a distance of 147.0 feet of Lot 26, Block 135, FIRST ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

EXCEPT the West a distance of 202.5 feet thereof;

ALSO EXCEPT the South a distance of 25.0 feet of the North 146.781 feet thereof conveyed to the City of Burlington by Deed recorded September 14, 1955, under Auditor's File No. 524076, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Encroachment by house, sidewalk, and driveway appurtenant to said premises onto adjacent property on the North by approximately 1.5 feet as delineated by survey recorded in Survey of City of Burlington Short Plat No. SP#BU-4-95, approved on March 21, 1996, and recorded March 27, 1996, in Volume 12 of Short Plats, page 86, under Auditor's File No. 9603270063, records of Skagit County, Washington.
2. Assessments, if any, levied by City of Burlington.
3. City, county or local improvement district assessments, if any.