



201701270229

Skagit County Auditor

\$74.00

1/27/2017 Page

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2 2:52PM

When recorded return to:

Kanekeberg Properties, LLC  
8016 State Avenue  
Marysville, WA 98270

## STATUTORY WARRANTY DEED

**THE GRANTOR(S)** Gary R. Kanekeberg Sr. and Mayalen J. Kanekeberg, husband and wife

for and in consideration of \$10.00 and good and other valuable considerations

in hand paid, conveys, and warrants to Kanekeberg Properties, LLC, a Washington limited liability company

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

That portion of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range

4 East, W.M., described as follows:

Beginning at the intersection of the West line of State Highway with the South line of the North 1 1/2 acres

of that part of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4, lying

West of the State Highway;

thence West along said South line 300 feet;

thence South 80 feet;

thence East 300 feet to a point on the West line of State Highway 80 feet South of the point of beginning;

thence North 80 feet to the point of beginning,

EXCEPT that portion lying Easterly of a line 40 feet West of and parallel with the East line of said Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M., as conveyed to the City of Burlington by deed recorded August 31, 1989, under Auditor's File No. 8908310002.

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

**Land Title and Escrow**

# 01-160968-0

### SUBJECT TO:

Matters disclosed by Record of Survey filed February 23, 1987 in Volume 7 of Surveys, page 32, under Auditor's File No. 8702230030 including, but not limited to, location of perimeter fences and encroachments over the North and South lines thereof.

### TERMINATION OF DRIVEWAY USE LICENSE AND THE TERMS AND CONDITIONS

THEREOF: Executed By: Wayne Proper, et al

Recorded: July 25, 1989

Auditor's No.: 8907250024

### MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Azimuth Northwest, Inc.

Recorded: June 16, 1998

Auditor's File No.: 9806160051

Abbreviated Legal: Ptn NE NE, 7-34-4 E W.M.

Tax Parcel Number(s): 340407-1-004-0003, 340407-1-011-0004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017 346

JAN 27 2017

Amount Paid \$ 5790.00  
Skagit Co. Treasurer  
By HB Deputy

LPB 10-05

Dated: January 20, 2017

Gary R. Kanekeberg Sr.  
Gary R. Kanekeberg Sr.

Mayalen J. Kanekeberg  
Mayalen J. Kanekeberg

State of Washington

County of King

I certify that I know or have satisfactory evidence that

Gary R. Kanekeberg

Mayalen J. Kanekeberg

are the persons who appeared before me, and said persons  
acknowledge that they signed this instrument and  
acknowledged it to be their free and voluntary act for  
dated 1-23-17 the uses.

[Signature]  
Notary Public in and for the State of Washington

My appointment 11-19-19  
expires

