

When recorded return to:
Nathan A. Spinelli and Aimee Spinelli
505 North Cherry Street
Burlington, WA 98233



Skagit County Auditor
6/16/2017 Page 1 of 1 \$76.00
4 11:33AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245392147

CHICAGO TITLE
620031008

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marc A. Rosenberg and Laura L. Rosenberg, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Nathan A. Spinelli and Aimee Spinelli, husband and wife
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.)

PTN Tract 20 Burlington Acreage and Lots 10-1 and Ptn 12, Blk 1 Wallace Add to Burlington.

Skagit County, Washington

Tax Parcel Number(s): P62390 and P72878

Subject to:

- 1. EXHIBIT "B"

20172651
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 16 2017

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2017



Marc A. Rosenberg

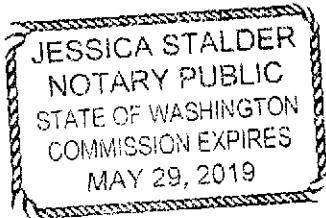


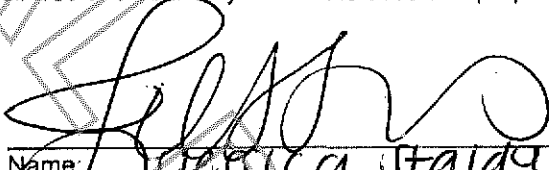
Laura L. Rosenberg

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Marc A. Rosenberg and Laura L. Rosenberg are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 0-15-17





Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 5-29-19

EXHIBIT "A"

For APN/Parcel ID(s): P62390/3867-000-020-0127 and P72878 / 4096-001-012-0001

That portion of Tract 20, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of Cherry Street 189 feet North of the North line of Magnolia Street, as established in the Town of Burlington,
Thence West a distance of 100 feet;
Thence South a distance of 60 feet;
Thence East a distance of 100 feet;
Thence North a distance of 60 feet to the point of beginning;

ALSO, Lots 10 and 11 and the South 20 feet of Lot 12, Block 1, WALLACE ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 6 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Exhibit B

Easement, including the terms and conditions thereof, conveyed by instrument;
Recorded: November 4, 1981
Auditor's No.: 8111040013, records of Skagit County, Washington
In favor of: J.D. Bendtsen
For: Existing roads or roadways
Affects: Said premises and other property

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 5, 1985
Auditor's No.: 8502050001, records of Skagit County, Washington
In favor of: Utility companies
For: Construction and maintenance of utilities

Note: Exact location and extent of easement is undisclosed of record.

Agreement, including the terms and conditions thereof, entered into;
By: L.A. Hendricks
And Between: Joel Douglas
Recorded: August 25, 1981
Auditor's No.: 8108250025, records of Skagit County, Washington
Providing: Regarding zoning

Encroachment of a garage as delineated on record of survey recorded July 19, 1999, in Volume 22 of Surveys, page 37, under Auditor's File No. 9907190160, records of Skagit County, Washington.

Insurance provided by one or more of the Covered Risks will not include any loss or damage suffered by the insured resulting from:

Encroachment of a garage as delineated on record of survey recorded July 19, 1999, in Volume 22 of Surveys, page 37, under Auditor's File No. 9907190160, records of Skagit County, Washington.