



201707140077

Skagit County Auditor

\$76.00

7/14/2017 Page

1 of

4 12:22PM

**RETURN DOCUMENT TO:**

Service Link  
1355 Cherrington Pkwy  
Moon Township, PA 15108

22 442 595

Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047

<b>DOCUMENT TITLE(S):</b> GENERAL WARRANTY DEED
<b>AUDITOR FILE NUMBER &amp; VOL. &amp; PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED:</b>
Additional reference numbers can be found on page _____ of document.
<b>GRANTOR(S):</b> Gerald F. Vervaart Jr & Stephanie A. Richardson, NKA Stephanie A. Vervaart, husband and wife Additional grantor(s) can be found on page _____ of document.
<b>GRANTEE(S):</b> Gerald F. Vervaart Jr & Stephanie A. Vervaart, husband and wife Additional grantee(s) can be found on page _____ of document.
<b>ABBREVIATED LEGAL DESCRIPTION:</b> The following described estate, situate in the county of Snohomish, State of Washington. Lot 13, "SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington, Except the following described tract: Beginning at the Northeast corner of said Lot 13; Thence South 63 degrees 15' 45" West along the Northerly line of said Lot 13 to a point that is 30 feet West of and measured at right angles to the East line of said Lot 13; Thence South parallel to and 30 feet West of the East line of said Lot 13 to the Northerly line of Galbreath Road as shown on said Plat of Sparr's Replat; Thence Easterly along the Northerly line of Galbreath Road to the East line of said Lot 13; thence North 0 degrees 46' West along the East line of Lot 13, 103.36 feet to the point of beginning. Situate in the County of Skagit, State of Washington. Additional legal(s) can be found on page _____ of document.
<b>ASSESSOR'S 16-DIGIT PARCEL NUMBER:</b> 4019-000-013-0006 Additional numbers can be found on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

**GENERAL WARRANTY DEED**

This instrument prepared by:  
Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,  
Suite 550, Cincinnati, Ohio 45209.

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

Commitment Number: 22442595

EXEMPT FROM TRANSFER TAX  
WAC 458-61A-211(6) grantors and grantees are the same persons

**ASSESSOR PARCEL IDENTIFICATION NUMBER:**  
**4019-000-013-0006**

**ABBREVIATED LEGAL** Lot 13, Sparr's Replat in Tracts 13 & 15, Burlington Acreage  
Property

---

**Gerald F. Vervaart Jr. and Stephanie A. Richardson, nka Stephanie A. Vervaart**, husband and wife, whose mailing address is **11276 Galbreath Rd Burlington, WA 98233**, hereinafter grantor, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, conveys and warrants with general warranty covenants to **Gerald F. Vervaart Jr. and Stephanie A. Vervaart**, husband and wife for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **11276 Galbreath Rd Burlington, WA 98233**, the following real property:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20173221  
JUL 14 2017

Amount Paid \$ 0  
Skagit Co. Treasurer  
Deputy  
By HB

UNRECORDED INSTRUMENT

**Lot 13, "SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington, Except the following described tract: Beginning at the Northeast corner of said Lot 13; Thence South 63 degrees 15'45 West along the Northerly line of said Lot 13 to a point that is 30 feet West of and measured at right angles to the East line of said Lot 13; Thence South parallel to and 30 feet West of the East line of said Lot 13 to the Northerly line of Galbreath Road as shown on said Plat of Sparr's Replat; Thence Easterly along the Northerly line of Galbreath Road to the East line of said Lot 13; thence North 0 degrees 46' West along the East line of Lot 13, 103.36 feet to the point of beginning. Situate in the County of Skagit, State of Washington.**

**Property Address is: 11276 Galbreath Rd Burlington, WA 98233.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **201206290144**

UNRECORDED INSTRUMENT

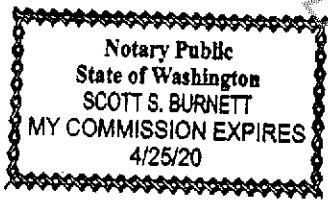
Executed by the undersigned on July 7<sup>th</sup>, 2017:

Gerald F. Vervaart Jr.  
Gerald F. Vervaart Jr.

Steph A. Richardson nka Steph. A. Vervaart  
Stephanie A. Richardson nka  
Stephanie A. Vervaart

STATE OF Washington  
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on 3 July, 2017 by **Gerald F. Vervaart Jr. and Stephanie A. Richardson nka Stephanie A. Vervaart** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public

UNRECORDED  
PUBLIC DOCUMENT