

**201812050051**12/05/2018 01:57 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor**Name & Return Address:**Jerald Rindal20095 English RoadMount Vernon, WA 98274**Washington State Recorder's Cover Sheet** (RCW 65.04) Please print legibly or type information.

| | |
|--|------------------------------|
| Document Title(s) Statutory Warranty Deed 116781 | |
| Grantor(s) S & B Land, LLC | GUARDIAN NORTHWEST TITLE CO. |
| ____ Additional Names on Page ____ of Document | |
| Grantee(s) Jerald Rindal | |
| ____ Additional Names on Page ____ of Document | |
| Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) Sec 31 Twp 34 R 4 ptn SE SE Complete Legal Description on Page ____ of Document | |
| Auditor's Reference Number(s) | |
| Assessor's Property Tax Parcel/Account Number(s) P127851 | |
| Non Standard Fee \$50.00 By signing below, you agree to pay the \$50.00 non standard fee. I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. _____ Signature of Party Requesting Non Standard Recording NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements. The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. | |

When recorded return to:

Jerald M. Rindal
 20095 English Road
 Mount Vernon, WA 98724
 98274

File Number: 116781

Statutory Warranty Deed

THE GRANTOR S & B Land, 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 **GRANTEE Jerald M. Rindal, a single man** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:

Section 31, Township 34 North, Range 4 East, SE SE (aka Lot 4, MV SP# LU-06-060)

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P127851, 340431-4-015-0500

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

20185310
 DEC 05 2018

Dated 12/5/2018Amount Paid \$ 9,439.00

Skagit Co. Treasurer

By John M. Deputy

S & B Land, LLC

By: Robert E Burkland, MemberBy: Pamela K Burkland, MemberBy: Richard H Smith, MemberBy: Patricia A Smith, Member

STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert E. Burkland, Pamela K. Burkland, Richard H. Smith and Patricia A Smith are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Members of S&B Land, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 5, 2018**Jarrold Ball**Notary Public in and for the State of WashingtonResiding at Burlington, WashingtonMy appointment expires: 5/23/2021

EXHIBIT A

Lot 4, City of Mount Vernon Short Plat No. LU-06-060, approved July 15, 2008 and recorded July 29, 2008 as Auditor's File No. 200807290144, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M..

Exhibit B

EXCEPTIONS:

A. 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. LU-06-060

Recorded: July 29, 2008

Auditor's No.: 200807290144

B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 29, 2008

Auditor's No.: 200807290145

Executed By: S & B Land, LLC

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: September 13, 2007

Recorded: September 24, 2007

Auditor's No.: 200709240146

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.