

AFTER RECORDING MAIL TO:

Brian D. and Linsey C. Dodds
16738 Frazier Lane
Burlington, WA 98233



201901230056

01/23/2019 02:59 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-170354-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS JONATHAN D. GUNDERSON, JR. and KATHERINE D. GUNDERSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRIAN D. DODDS and LINSEY C. DODDS, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Tr. C, SP 23-85, Being Ptn S ½ SE ¼, 2-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340302-4-002-0609, P21053, 340302-4-002-1102, P21057, 340302-4-002-0807, P21055

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-170354-OE.

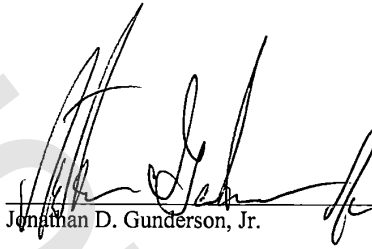
Dated January 16, 2019

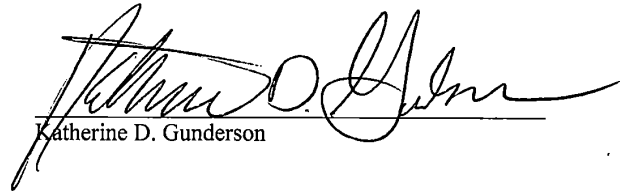
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019233

JAN 23 2019

Amount Paid \$ 5451.80
Skagit Co. Treasurer
By HB Deputy



Jonathan D. Gunderson, Jr.


Katherine D. Gunderson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jonathan D. Gunderson, Jr. and Katherine D. Gunderson** is / are the person(s) who appeared before me, and said person(s) acknowledged that **he / she / they** signed this instrument and acknowledged it to be **his / her / their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 22nd 2019


Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

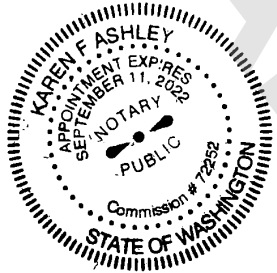


EXHIBIT APARCEL "A":

Tract "C" of Short Plat No. 23-85, approved September 19, 1985, filed September 20, 1985, under Auditor's File No. 8509200002, in Volume 7 of Short Plats, page 44, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M.

EXCEPT the Northwesterly 5 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southeasterly 5 feet of the Northeasterly 198 feet of Tract "E" of Short Plat No. 23-85, approved September 19, 1985, filed September 20, 1985, under Auditor's File No. 8509200002, in Volume 7 of Short Plats, page 44, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An undivided 25% interest in Tract "E" of Short Plat No. 23-85, approved September 19, 1985, filed September 20, 1985, under Auditor's File No. 8509200002, in Volume 7 of Short Plats, page 44, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of Section 2, Township 34 North, Range 3 East, W.M.; EXCEPT the five following described portions thereof:

- (1) The Southeasterly 5 feet of the Northeasterly 198 feet thereof;
- (2) The Northwesterly 5 feet of the Southeasterly 10 feet of the Northeasterly 259.46 feet thereof;
- (3) The Northwesterly 5 feet of the Southeasterly 15 feet of the Northeasterly 259.46 feet thereof;
- (4) That certain 5 foot wide strip of land lying between the Southwesterly extensions of the Northwesterly and Southwesterly lines of Exception 3 hereinabove;
- (5) That certain 5 foot wide strip of land the centerline of which runs between the mid-point on the Southwesterly line of Exception 2 hereinabove and the Easterly most corner of Tract "D" of said Short Plat

Situate in the County of Skagit, State of Washington.

ALTA COMMITMENT

Title Order No.:

EXHIBIT A

PARCEL "D":

A non-exclusive easement for ingress, egress and utilities over and across Tract "E" of said Short Plat, and over and across the above excepted Northwesterly 5 feet of Tract "C" of said Short Plat.

Also a non-exclusive right of ingress, egress and utilities over, under and across the Southeasterly 10 feet of Tract "D" of said Short Plat.

Situate in the County of Skagit, State of Washington.