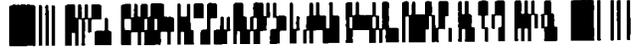


When recorded return to:  
Loren and Nina Mynatt  
22775 Franklin Road  
Mount Vernon, WA 98274



**201905310135**

05/31/2019 02:55 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038059

CHICAGO TITLE CO.  
620038059

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Deborah D Richter-Winter, trustee of the Richter Family Trust, dated December 19, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Loren E Mynatt and Nina M Mynatt, a married couple

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. SE SW, 29-33-04E, W.M.

Tax Parcel Number(s): P17474 / 330429-3-008-0208

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192094  
MAY 31 2019

Amount Paid \$ 8780.40  
Skagit Co. Treasurer  
By *SL* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 24, 2019

Deborah D Richter-Winter, trustee of the Richter Family Trust, dated December 19, 2003

BY: Deborah D Richter-Winter  
Deborah D Richter-Winter  
Trustee

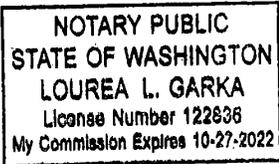
State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Deborah D Richter-Winter

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Richter Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 30, 2019

Lourea L Garka  
Name: Lourea L Garka  
Notary Public in and for the State of wa  
Residing at: Ortington  
My appointment expires: 10/27/2022



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P17474 / 330429-3-008-0208**

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PARCEL A:

The North 250 feet of the Southeast Quarter of the Southwest Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian;

EXCEPT the West 272 feet of that portion thereof lying East of the County Road along the West line of said subdivision;

AND EXCEPT those portions conveyed to the State of Washington for Highway purposes by deeds recorded July 27, 1956 and September 30, 1968, under Auditor's File Nos. 539335 and 718744, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An exclusive easement for ingress and egress over and across the South 40 feet of the West 400 feet of Tract 2 of Skagit County Short Plat No. 47-86, recorded on March 18, 1987, in Volume 7 of Short Plats, page 170, under Auditor's File No. 8703180001, records of Skagit County, Washington

Situated in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:  
Recorded: July 27, 1956  
Auditor's No.: 539335
2. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:  
Recorded: September 30, 1968  
Auditor's No.: 718744
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: June 8, 1927  
Auditor's No(s).: Volume 152, page 165, records of Skagit County, Washington  
For: Water, pipeline, over and across said property
4. Any obligations arising from the construction of a joint use water system as set forth in instrument recorded June 8, 1929, under Auditor's File No. 227732, records of Skagit County, Washington.
5. Any rights, interests, or claims which may exist or arise by matters disclosed by survey,  
  
Recording Date: March 18, 1987  
Recording No.: 8703180001
6. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;  
Recorded: April 29, 2005  
Auditor's No(s).: 200504290001, records of Skagit County, Washington
7. Terms, conditions, and restrictions of that instrument entitled Lot of Record Certification;  
Recorded: April 5, 2006  
Auditor's No(s).: 200604050094, records of Skagit County, Washington
8. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;  
Recorded: May 17, 2007  
Auditor's No(s).: 200705170006, records of Skagit County, Washington
9. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof  
  
Recording Date: July 28, 2009  
Recording No.: 200907280052
10. Agreement and the terms and conditions thereof  
  
Recording Date: September 9, 2009

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No.: 200909090027

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.