



**201906240114**

06/24/2019 01:32 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

When recorded return to:  
Bradley W. Pritchard and Sherri L. Pritchard  
22172 Cook Rd  
Sedro Woolley, WA 98284

CHICAGO TITLE  
W20038503

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) David Michael Schanzenbach, a married man, as his separate estate 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 Bradley W. Pritchard and Sherri L. Pritchard, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

The East 175 feet of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 35 North, Range 4 East, W.M.  
Except the North 20.0 feet for Road purposes per AFN 199912070005, records of Skagit County, Washington. Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P37324,

Subject to:

- 1. SEE ATTACHED EXHIBIT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20192519  
JUN 24 2019

Amount Paid \$ 8905.00  
Skagit Co. Treasurer  
By BI Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: 6-20-2019

David Michael Schanzenbach  
David Michael Schanzenbach

State of WA

County of PIERCE

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

Dated: 6-20-19

Courtney L. Whitmer  
Name: Courtney L. Whitmer  
Notary Public in and for the State of WA  
Residing at: Graham  
My appointment expires: 5-16-22



Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Continental Tel. Co of the NW  
Purpose: Utilities  
Recording Date: October 10, 1973  
Recording No.: 791908

Lot certificate including the terms, covenants and provisions thereof

Recording Date: January 11, 1999  
Recording No.: 9901110114

Title Notification including the terms, covenants and provisions thereof

Recording Date: September 28, 2000  
Recording No.: 200009280062

Easement for a garage encroachment including the terms, covenants and provisions thereof

Recording Date: April 23, 2019  
Recording No.: 201904230095

Re-Recording of Recording No.: 200612270122

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 3, 2019  
Recording No.: 201905030033  
Matters shown: Fence and Garage