

When recorded return to:

Matthew T. Pouley
29007 2nd Ave NW
Arlington, WA 98223

STATUTORY WARRANTY DEED

19-2406

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Michael J. Springer and Terry P. Springer, husband and wife, P.O. Box 401, Sedro Woolley, WA 98294,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Matthew T. Pouley, an unmarried man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: SEC 28, TWN 34 N, RNG 4 E; Ptn. NW SW

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): P27963 & 340428-0-004-0000

Dated: June 24, 2019

Michael J. Springer
Michael J. Springer
Terry P. Springer
Terry P. Springer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2596
JUN 27 2019

Amount Paid \$ 9,104.00
Skagit Co. Treasurer
By Wmam Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael J. Springer and Terry P. Springer is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 24th day of June, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/21



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2578 East Blackburn Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P27963 & 340428-0-004-0000

Property Description:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 29 , Township 34 North, Range 4 East, W.M. , described as follows :

Beginning at the Northeast corner of said subdivision;
thence South along the East line thereof, a distance of 190 feet to the Southeast corner of that certain survey recorded October 1, 1981 under Auditor's File No. 8110070010 , in Volume 3 of Surveys, Page 142, records of Skagit County, Washington, and the true point of beginning of this description;
thence continue South along the East line of said subdivision, a distance of 167 feet;
thence West parallel to the South line of the said survey, a distance of 200 feet;
thence North, a distance of 167 feet to the Southwest corner of said Survey;
thence North 89 degrees 07 ' East along the South line of said Survey, a distance of 200 feet to the true point of beginning

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EXHIBIT B

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded May 2, 1985, as Auditor's File No. 8505020021.

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