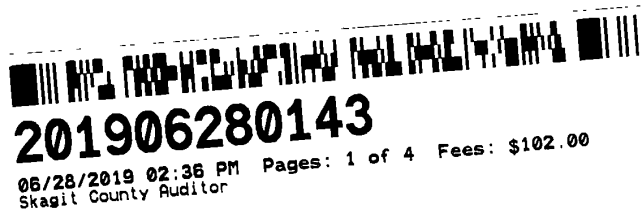


When recorded return to:
Bernita Korthuis
1215 S Walnut St
Burlington, WA 98233



Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038869

CHICAGO TITLE
620038869

STATUTORY WARRANTY DEED

THE GRANTOR(S) Germ Ensing and Cheryl Ensing, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Bernita Korthuis, an unmarried person

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

Lot 49, "GILKEY'S ADDITION TO BURLINGTON," as per plat recorded in Volume 7 of Plats, page
29, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P72592 / 4085-000-049-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


20192653

JUN 28 2019


Amount Paid \$ 3543.82
Skagit Co. Treasurer
By BT Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2019



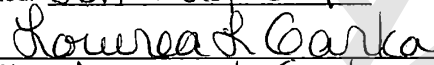
Germ Ensing



Cheryl Ensing

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Germ Ensing and Cheryl Ensing are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 28, 2019


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

NOTARY PUBLIC STATE OF WASHINGTON LOUREA L. GARKA License Number 122836 My Commission Expires 10-27-2022
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EXHIBIT "A"

Exceptions

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

Granted to:	Pacific Telephone and Telegraph Company
Purpose:	Anchor
Recording Date:	May 18, 1927
Recording No.:	203792
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on GILKEY'S ADDITION TO BURLINGTON:

Recording No: 511757
3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 30, 1955
Recording No.: 525143
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	June 27, 1930
Recording No.:	234143
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 11, 2007
Recording No.: 200706110175
Matters shown: Fence line
6. Covenant to Establish Accessory Dwelling Unit in the City of Burlington including the terms, covenants and provisions thereof

EXHIBIT "A"Exceptions
(continued)

Recording Date: January 23, 2004
Recording No.: 200401230131

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- | | |
|------------------------------|----------------------------|
| Year: | 2019 |
| Tax Account No.: | P72592 / 4085-000-049-0003 |
| Levy Code: | 0905 |
| Assessed Value-Land: | \$97,800.00 |
| Assessed Value-Improvements: | \$306,400.00 |
| General and Special Taxes: | |
| Billed: | \$4,172.40 |
| Paid: | \$2,086.24 |
| Unpaid: | \$2,086.16 |
9. Assessments, if any, levied by Burlington.