

When recorded return to:
Carroll D Ritter and Carol C Ritter
11010 Gundersen Lane
Burlington, WA 98233



201907300093

07/30/2019 03:33 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038865

CHICAGO TITLE
620038865

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara L. Adams, also appearing of record as Barbara Gent, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Carrol' D Ritter and Carol C Ritter, 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. 5 Burlington Acreage Property, Skagit County

Tax Parcel Number(s): P62288/ 3867-000-005-1009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193197

JUL 30 2019

Amount Paid \$ **5968.00**
Skagit Co. Treasurer
By **HTB** Deputy

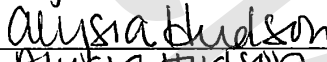
STATUTORY WARRANTY DEED
(continued)

Dated: July 23, 2019


Barbara L. AdamsState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Barbara L. Adams is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 29, 2019


Name: Alysia Hudson
Notary Public in and for the State of WASHINGTON
Residing at: Arlington
My appointment expires: 03-01-2020

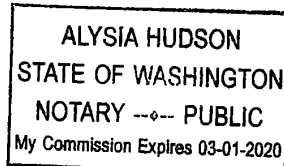


EXHIBIT "B"
Exceptions

1. Skagit County Right to Farm Ordinance, including the terms, covenants and provisions thereof;
Recording Date: April 15, 2010
Recording No.: 201004150109
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62288/ 3867-000-005-1009

That portion of Tract 5, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Quarter corner between Sections 28 and 33, Township 35 North, Range 4 East of the Willamette Meridian;

Thence South 86°52'30" East along the North line of said Section 33, Township 35 North, Range 4 East of the Willamette Meridian, 163.0 feet to the true point of beginning;

Thence South parallel with the West line of said Tract 5, Plat of the Burlington Acreage Property, 149.5 feet;

Thence North 89°29' East 112.8 feet to the West line of that certain road conveyed to Skagit County by instrument dated October 19, 1955, and recorded October 7, 1955, under Auditor's File No. 525498, records of Skagit County, Washington;

Thence North 00°31' West 142.5 feet along the West line of said road to the North line of said Section 33, Township 35 North, Range 4 East of the Willamette Meridian;

Thence North 86°52'30" West 111.5 feet along the North line of said Section 33 to the true point of beginning.

Situated in Skagit County, Washington.