

When recorded return to:

Tracy B. Canida and Theresa D. Canida
604 Gardner Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3612

Aug 23 2019

Amount Paid \$6710.26
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038920

CHICAGO TITLE CO.

620038920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Steven S. Seefeldt and Susan M. Seefeldt, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tracy Blaine Canida and Theresa D Canida, 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. Tract 15, Burlington Acreage Tracts and Ptn. Tract 15, Sparr's Replat

Tax Parcel Number(s): P62376 / 3867-000-015-0405

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: August 12, 2019

Steven S. Seefeldt
Steven S. Seefeldt

Susan M. Seefeldt
Susan M. Seefeldt

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Steven S. Seefeldt and Susan M. Seefeldt
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: August 21, 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

JANA K QUINN
Notary Public
State of Washington
License Number 179517
My Commission Expires
June 29, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 620038920

For APN/Parcel ID(s): P62376 / 3867-000-015-0405

PARCEL "A":

That portion of the West ½ of Tract 15, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and of the roadway as vacated December 13, 1960, under Skagit County Commissioners File No. 10541, described as follows:

Beginning at the Southwest corner of said Tract 15;
thence South 89° 45'15" West along the South line of said Tract 15 projected, 35.02 feet to the East line of the present Gardner Road;
thence North 0° 46' West along said road 300 feet to the true point of beginning;
thence North 0° 46' West 128.54 feet, more or less, to the South line of the Great Northern Railway right of way;
thence Northeasterly along the South line of the Great Northern Railway right of way 222.45 feet to the Northwest corner of Lot 15, of "SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington;
thence South 0° 46' East 227.79 feet to the Southeast corner of a tract conveyed to Dale Vague and Joan Vague by deed recorded June 21, 1965, under Auditor's File No. 667841;
thence South 89° 45'15" West 200 feet to the point of beginning.

EXCEPT THEREFROM the following described tract:

Beginning at the Northwest corner of Lot 15 of said "SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY";
thence South 0° 46' East along the West line of said Lot, a distance of 108 feet;
thence South 89° 14' West 18 feet;
thence North 7° 25'39" West 94.28 feet to the Southerly line of the Great Northern Railway right of way;
thence North 63° 15'45" West along said right of way 33 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 15, "SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 15;
thence North 0° 46' West along the West line of said Lot 15, 50.51 feet;
thence North 89° 14' East 17.96 feet to a point of curvature having a radius point bearing South 51° 37' West a distance of 80.00 feet;
thence in a Southwesterly direction along said curve an arc distance of 54.66 feet to the true point of

EXHIBIT "A"
LEGAL DESCRIPTION

(continued)

beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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: May 5, 1961
Recording No.: 607269

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

Recording Date: August 7, 2002
Recording No.: 200208070012
Matters shown: Fence lines

3. Assessments, if any, levied by Burlington Sewer District.
4. City, county or local improvement district assessments, if any.