



201909170053

09/17/2019 01:36 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Erika B. Krahmer and Jason J. Malocsay
1001 McDonald Road
Cle Elum, WA 98922

STATUTORY WARRANTY DEED 19-3069
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Levi S. Ware and Stephanie Ware, husband and wife, 20555 Dry Slough Road, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Erika B. Krahmer and Jason J. Malocsay, both unmarried persons, as joint tenants with rights of survivorship

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: Section 21, Township 33 North, Range 4 East - N1/2 NW
(aka Lot 1 SP No. PL-03-009)

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): P117134 & 330421-2-012-0300 & P121507 & 330421-2-012-0500

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as tenants in common.

Accepted and Approved:

Erika B. Krahmer
Erika B. Krahmer

Jason J. Malocsay
Jason J. Malocsay

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20190917
SEP 17 2019

Amount Paid \$ 6929.20
By MA Skagit Co. Treasurer
Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3069-KH

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Dated: 9/12/19Levi S. WareStephanie WareSTATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Levi S. Ware and Stephanie Ware 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.

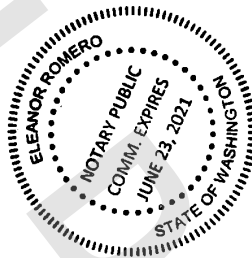
Dated: 12th day of September, 2019Eleanor Romero
SignatureNotary
TitleMy appointment expires: 6/23/2021

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 21127 Bulson Road, Mount Vernon, WA 98274

Tax Parcel Number(s): P117134 & 330421-2-012-0300 & P121507 & 330421-2-012-0500

Property Description:

Lot 1 of Skagit County Short Plat No. PL-03-0094, recorded November 14, 2003, under Auditor's File No. 200311140221, records of Skagit County, Washington, and being a portion of the North ½ of the Northwest ¼ of Section 21, Township 33 North, Range 4 East, W.M..

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3069-KH

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EXHIBIT B

19-3069-KH

1. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded March 3, 2003 as Auditor's File No. 200303030238 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

2. 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 March 31, 2003, as Auditor's File No. 200303310331.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. PL-03-0094 recorded November 14, 2003 as Auditor's File No. 200311140221.

4. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: November 14, 2003

Auditor's No.: 200311140222

Purpose: Protected Critical Area

Area Affected: Herein described and other property

5. Agreement, affecting subject property, regarding Private Roadway Maintenance Declaration and the terms and provisions thereof between Owners of Lost 2 and 3, recorded November 14, 2003 as Auditor's File No. 200311140223.