



201912040033

12/04/2019 10:30 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

ARDTRASNA, LLC
~~ARDTRASSNA, LLC~~
PO Box 569
Burlington, WA 98233

STATUTORY WARRANTY DEED

19-3361

THE GRANTOR(S) Roy E. Gothberg and Rhonda J. Gothberg, husband and wife, GUARDIAN NORTHWEST TITLE CO.

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to ARDTRASNA, LLC
~~ARDTRASSNA, LLC~~, a Washington Limited Liability Company

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 3, Township 35 North, Range 3 East - NW SW & SW 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): P33770 & 350303-3-004-0003

Dated: 11/27/2019

Roy E. Gothberg

Rhonda J. Gothberg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-5252

DEC 04 2019

Amount Paid \$ 13,355.⁰⁰

Skagit Co. Treasurer
By Deputy

Statutory Warranty Deed
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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Roy E. Gothberg and Rhonda J. Gothberg 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: 27th day of November, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022

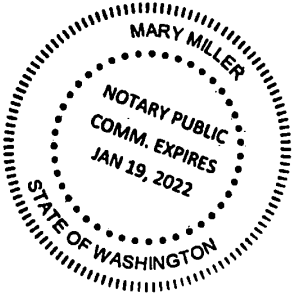


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 15203 Sunset Road, Bow, WA 98232
Tax Parcel Number(s): P33770 & 350303-3-004-0003

Property Description:

The East Half of the Northwest Quarter of the Southwest Quarter and East Half of the Southwest Quarter of the Southwest Quarter, all in Section 3, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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EXHIBIT B

19-3361-MM

1. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded May 17, 2001 under Auditor's File No. 200105170150.
2. Right of way for road known as Sunset Road, constructive notice of which is contained in various instruments of record;

Affects: Southerly portion of said premises

3. Right of way for ditches, constructive notice of which is contained in various instruments of record.
4. 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 Survey for Nancy Krook recorded March 12, 2002 as Auditor's File No. 200203120086.
5. Regulatory notice/agreement regarding Title Notification - Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded May 22, 2003 as Auditor's File No. 200305220067 .

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.

6. Regulatory notice/agreement regarding Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded May 22, 2003 as Auditor's File No. 200305220068 .

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.

7. Said lands have been reclassified as Farm and Agricultural Land by Application for Open Space/Farm and Agricultural Taxation Agreement(s), recorded May 5, 1971 and June 1, 1978 as Auditor's File No. 752210 and 880568 for tax purposes, notice of which is given by instrument as herein set forth. They will be subject to further taxation and interest thereupon as provided by chapter 84.34 and 84 R.C.W. upon withdrawal from such classification or change in use.

Statutory Warranty Deed
LPB 10-05