



202001210170

01/21/2020 03:50 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Bruce A. Burd and Annette K. Burd
811 Rita Street
Sedro-Woolley, WA 98284

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Heirs and devisees of the Estate of James R. Eaton, deceased, ,

19-3840

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

in hand paid, conveys, and warrants to Bruce A. Burd and Annette K. Burd, a married couple

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: Property 1:
PTN of LTS 12 and 13, BLK 8, Woolley, The Hub of Skagit County

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): P77499 & 4177-008-013-0007

Dated: 1-17-2020

Estate of James R. Eaton

By: Joyce K. Steis PR
Joyce K. Steis, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020246
JAN 21 2020

Amount Paid \$ 1909.00
Skagit Co. Treasurer
By MJ Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Joyce K. Steis, Personal Representative of Estate of James R. Eaton 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: 17 day of January, 2020

Christine Diane Smith

Signature

Notary Public/owner

Title

Commonwealth of Pennsylvania - Notary Seal
Christine Diane Smith, Notary Public
Elk County
My commission expires August 22, 2023
Commission number 1355629
Member, Pennsylvania Association of Notaries

My appointment expires: 8/22/2023

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 811 Rita Street, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P77499 & 4177-008-013-0007

Property Description:

The North Half of Lots 12 and 13, Block 8, WOOLLEY, THE HUB OF SKAGIT COUNTY, according to the plat thereof recorded in Volume 2 of Plats, page 92, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

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1. 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 Woolley, The Hub of Skagit County recorded June 13, 1890 in Volume 2, page 92.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. 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 in the NE NW 24-35N-4E recorded October 31, 2018 as Auditor's File No. 201810310018.

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 Survey in the SE SW 24-35N-4E recorded August 30, 2019 as Auditor's File No. 201908300256.

4. Regulatory notice/agreement regarding Skagit County Right-To-Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded April 20, 2018 as Auditor's File No. 201804200051 .

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.

Statutory Warranty Deed
LPB 10-05

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