



202002030044

02/03/2020 10:26 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Dustin Bruland and Raeann N. Bruland

STATUTORY WARRANTY DEED

20-4172
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Munair Patrice Keynes Simpson, as their separate estate, _____,

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

in hand paid, conveys, and warrants to Dustin Bruland and Raeann N. Bruland, 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. Tracts 38-39, BIG LAKE WATER FRONT TRACTS

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): P112522 & 3862-000-039-0300

Dated: *1/30/2020*

[Signature]
Munair Patrice Keynes Simpson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020-4172
FEB 03 2020

Amount Paid \$ *106.50*
Skagit Co. Treasurer
By *[Signature]* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4172-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Munair Patrice Keynes Simpson 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: 30th day of January, 2020

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

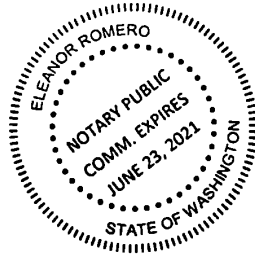


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18207 Majestic Ridge Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P112522 & 3862-000-039-0300

Property Description:

That portion of Tracts 38 and 39, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Westerly of the H. C. Peters Road Extension 263, as deeded in Skagit County by Deed recorded June 26, 1947, under Auditor's File No. 46022 and lying Westerly of the following described line:

Beginning at the Southwest corner of said Tract 39;
thence Northeasterly along the Southerly line of said Tract 39, a distance of 75 feet to the true point of beginning of this line description;
thence Northwesterly, at right angles to said South line of Tract 39, to the Southerly right of way line of the H. C. Peters Road Extension 263, as deeded to Skagit County by deed recorded June 26, 1947, under Auditor's File No. 406022, and the terminus of this line description,

EXCEPT 40 foot road right of way deeded to Skagit County by deed recorded in Volume 119 of Deeds, page 254.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

20-4172-KH

1. Easement, affecting a portion of subject property for the purpose of Ingress and Egress to pump site including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded June 26, 1981 as Auditor's File No. 8106260069
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 for Norma Johnson Swirtz recorded September 24, 1993 as Auditor's File No. 9309240083.
3. Agreement, affecting subject property, regarding Sewer Service Agreement and the terms and provisions thereof between Skagit County Sewer District No. 2 and John D. Maddox and Christine I. Maddox, recorded May 13, 1996 as Auditor's File No. 9605130096.
4. Easement, affecting a portion of subject property for the purpose of Ingress and Egress to pump station including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded May 13, 1996 as Auditor's File No. 9605130097
5. 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 recorded January 31, 2000 as Auditor's File No. 200001310003.
6. Lot certification, including the terms and conditions thereof, recorded May 20, 2008 as Auditor's File No. 2008005200081. Reference to the record being made for full particulars. The company makes no determination as to its affects.
7. 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 Munair Simpson recorded October 1, 2018 as Auditor's File No. 201810010142.

Statutory Warranty Deed
LPB 10-05

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