



202003060173

03/06/2020 03:21 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

When recorded return to:

Matthew R. Prombo  
822 Bella Vista Lane  
Burlington, WA 98233

**STATUTORY WARRANTY DEED**

20-4580

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR(S) Daniel Madlung, as sole Director of Sunset Incorporated, an administratively dissolved Washington corporation, as Trustee for the shareholders of record on the date dissolved, 848 Bella Vista Lane, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Matthew R. Prombo

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:  
Lot 36, PLAT OF TINAS COMA

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): P117071 & 4755-000-036-0000

Dated: 3-5-2020

Sunset Incorporated Inc., a Corporation

By: [Signature]

Daniel Madlung, Sole Director of Sunset Incorporated, an administratively dissolved Washington Corporation, as Trustee for the shareholders of record on the date dissolved

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 06 2020

Amount Paid \$ 1797.00  
By MA Skagit Co. Treasurer  
Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4580-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

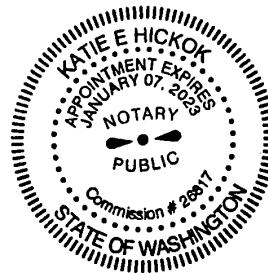
I certify that I know or have satisfactory evidence that Daniel Madlung is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Sole Director of Sunset Incorporated, an administratively dissolved Washington Corporation, as Trustee for the shareholders of record on the date dissolved of Sunset Incorporated to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-6-2020

[Signature]  
Signature

Notary  
Title

My appointment expires: 1-7-23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 844 Bella Vista Lane, Burlington, WA 98233

Tax Parcel Number(s): P117071 & 4755-000-036-0000

**Property Description:**

Lot 36, "PLAT OF TINAS COMA", as per plat recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-4580-KH

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**EXHIBIT B**

20-4580-KH

**1. RESERVATIONS CONTAINED IN DEED**

Executed by: David A. Welts

Recorded: July 10, 1996

Auditor's No: 9607100037

As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071

**2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Plat/Subdivision Name: Tinas Coma

Recorded: August 11, 2000

Auditor's No: 200008110004

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".

**3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 16, 2000

Recorded: August 24, 2000

Auditor's No: 200008240005

Executed by: Property Investors, LLC, a Washington limited liability company

**4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light

Dated: Not Disclosed

Recorded: July 6 1977

Auditor's No: 859943

Purpose: Utility purposes

Area Affected: That part of vacated Anacortes Street in Lots 32, 33, Tracts "H" and "J"

**5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Statutory Warranty Deed

LPB 10-05

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Grantee: Crowther Properties LLC

Recorded: June 26, 2009

Auditor's No.: 200906260093

Area Affected: A 10 foot strip in common areas Tracts B and C

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200906150129.

6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: December 18, 2002

Recorded: December 24, 2002

Auditor's No.: 200212240141

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: Portion of Lots 8, 36, 37, 56, 57, 58, 59 and 83

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Property Investors, L.L.C., Donald R. Erickson and Patricia A. Erickson, husband and wife

Dated: May 12, 2003

Recorded: May 12, 2003

Auditor's No.: 200305120157

Purpose: A non-exclusive easement for installation and maintenance of a storm sewer line over, under and across

Area Affected: Portions of Lots 36, 37 and 38