

When recorded return to:

Warren G. Cole
~~12543 Markwood Road~~
~~Burlington WA 98223~~
1015 S. 19th St.
Mount Vernon WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1201
Apr 01 2020
Amount Paid \$4893.54
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED GNW 20-4595

THE GRANTOR(S) Dennis R. Ruschmann, as his separate estate, 15238 North Wall Street, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Warren G. Cole, ~~an unmarried man~~ *a married man as his separate estate,*

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 6, Township 34 North, Range 4 East - NE 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): P23738 & 340406-0-112-0005 & P23748 & 340406-0-120-0005

Dated: 3-31-2020


Dennis R. Ruschmann

STATE OF WASHINGTON
COUNTY OF SKAGIT

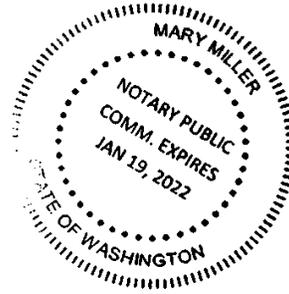
I certify that I know or have satisfactory evidence that Dennis R. Ruschmann is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 31 day of March, 2020

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 12543 Markwood Road, Burlington, WA 98233

Tax Parcel Number(s): P23738 & 340406-0-112-0005 & P23748 & 340406-0-120-0005

Property Description:

PARCEL A:

That portion of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the existing fence line 201.02 feet South and 7.15 feet West of the center of said Section 6;
thence South 0 degrees 09'45" East along said fence line 100 feet;
thence North 88 degrees 34'40" West 283.34 feet;
thence North 0 degrees 09'45" West, 100 feet;
thence South 88 degrees 34'40" East 283.42 feet to the point of beginning.

PARCEL B:

The North 10 feet of the West 85 feet of that portion of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the existing fence line 301.02 feet South and 7.15 feet West of the center of said Section 6;
thence North 88 degrees 34'40" West 283.34 feet to a point 40 feet East of the West line of said subdivision;
thence South 0 degrees 09'45" East 100 feet to a point 399.45 feet South and South 88 degrees 34'40" East 40 feet from the Northwest corner of said subdivision;
thence South 88 degrees 34'40" East 283.34 feet to the existing fence line;
thence North 0 degrees 09'15" West 100 feet to the point of beginning.

PARCEL C:

The South 15 feet of the West 65 feet of a tract of land in the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South right-of-way line of the County Road 20 feet South and 101.69 feet West of the center of said Section 6;
thence South 0 degrees 09'45" East 180.5 feet;
thence North 88 degrees 34'40" West 94.54 feet;
thence North 0 degrees 09'45" West 179.98 feet to the South right-of-way line of said County Road;
thence South 88 degrees 53" East along the said road right-of-way line 94.54 feet, more or less, to the point of beginning.

EXHIBIT B
20-4595-MM

1. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Alfred W. Albee
Recorded: January 30, 1968
Auditor's No.: 709672
For: Driveway
Affects: Parcel B

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 recorded June 12, 2006 as Auditor's File No. 200606120125.

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 recorded May 21, 2013 as Auditor's File No. 201305210155.

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 Binding Site Plan No. 4-08 recorded February 11, 2016 as Auditor's File No. 201602110068.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4595-MM

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