

AFTER RECORDING MAIL TO:

**Amy and Marc Burt
18856 Routon Lane
Burlington, WA 98233**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-176178-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1904
Jun 01 2020
Amount Paid \$5445.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR LANNY H. ROUTON, a married man, as his separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **AMY BURT and MARC BURT, wife and husband** the following described real estate, situated in the County of **Skagit, State of Washington**

Abbreviated Legal:
Ptn SE 1/4 SE 1/4, 7-36-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):
360407-4-013-0101, P49010

***** This is not the Grantor's Primary Residence *****

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited, to those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-176178-OE.

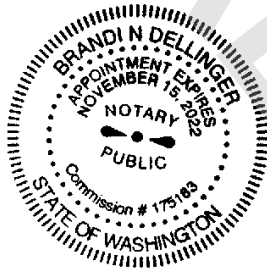
Dated May 28, 2020

Lanny H. Routon
Lanny H. Routon

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Lanny H. Routon** is the person(s) who appeared before me, and said person(s) acknowledged that **he** signed this instrument and acknowledge it to be **his** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/28/2020



Brandi N. Dellinger
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: Nov. 15th, 2022

EXHIBIT A**PARCEL "A":**

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of the Old Pacific Highway with the South line of that certain tract sold to Howard Routon, et ux, by instrument dated July 20, 1967, recorded July 24, 1967, under Auditor's File No. 702290 (said point being on the North line of the old right of way of the Lake Whatcom Logging Company Railway);

thence Easterly along the South line of an existing private oiled road, a distance of 470 feet, more or less, to the West line of Tract "D" of Short Plat No. 15-88, approved July 12, 1988, recorded July 13, 1988, in Book 8 of Short Plats, page 52, under Auditor's File No. 8807130023, records of Skagit County, Washington;

thence Southerly along the West line of said Tract D, 285 feet, more or less, to a point on the South line of said Routon Tract which is 450 feet from the point of beginning;

thence Northwesterly along said South line to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress established of record by Auditor's File No. 877491, ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Routon Lane, as delineated on the Short Plat and established by Auditor's File No. 9610160079.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tracts "C" and "D" of Short Plat No. 15-88, approved July 12, 1988, recorded July 13, 1988, under Auditor's File No. 8807130023, records of Skagit County, Washington, being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of Tract "D" of said Short Plat;

thence North $00^{\circ}47'30''$ West along the East line thereof, a distance of 463.87 feet to the Northeast corner thereof;

thence South $89^{\circ}40'09''$ West, a distance of 200.01 feet to the East line of Tract "C" of said Short Plat;

thence South $00^{\circ}47'30''$ East along said East line to a point South $65^{\circ}59'55''$ East of the Southeast corner of Tract "B" of said Short Plat;

thence North $65^{\circ}59'55''$ West to the Southeast corner of Tract "B" of said Short Plat;

thence South $01^{\circ}58'00''$ West along the West line of Tract "D", a distance of 309.78 feet, more or less, to the Southwest corner of said Tract "D";

thence South $70^{\circ}12'00''$ East along the Southerly line of said Tract "D" to the true point of beginning.

ALTA COMMITMENT

Title Order No.:

EXHIBIT APARCEL "B" continued:

TOGETHER WITH that portion of Tract "D" of Short Plat No. 15-88, approved July 12, 1988, recorded July 13, 1988, in Book 8 of Short Plats, page 52, under Auditor's File No. 8807130023, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of Tract "B" of said Short Plat No. 15-88;
thence South $65^{\circ}59'55''$ East to a point that is 20.00 feet Westerly of and parallel to the West line of Tract "C" of said Short Plat;
thence North $00^{\circ}47'30''$ West, parallel to and 20.00 feet Westerly of said West line of Tract "C", to the centerline of Silver Creek;
thence Westerly, along the centerline of Silver Creek to the Northeast corner of Tract "B" of said Short Plat No. 15-88;
thence South $02^{\circ}57'28''$ West, along the Easterly line of Tract "B" to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion shown as "Routon Lane" on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the abandoned right of way of the Lake Whatcom Logging Company Railway, as conveyed to Olive Routon et al by instrument recorded April 13, 1988, under Auditor's File No. 8804130001, records of Skagit County, located within the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., lying Easterly of Old Highway 99 and lying Westerly of the following described line:

Beginning at the Southeast corner of Tract D of said Short Plat No. 15-88, as identified above;
thence North $00^{\circ}47'30''$ West along the East line thereof for a distance of 463.87 feet to the Northeast corner thereof;
thence South $89^{\circ}40'09''$ West for a distance of 200.01 feet to the East line of Tract C of said Short Plat;
thence South $00^{\circ}47'30''$ East to the South line of said Tract D and the true point of beginning of this line description;
thence continuing South $00^{\circ}47'30''$ East to the South line of the right of way of the Lake Whatcom Logging Company Railway and the terminus of this line description.

Situate in the County of Skagit, State of Washington.