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Skagit County Auditor

Return Address: R. Thomas Olson
Miller Nash LLP
601 Union Street, Suite 4400
Seattle, WA 98101-2352
Stewart Title Guaranty Co.
Attn: Karyn Rieb
55 Madison St., Ste 400
Denver, CO 80206

fulfillment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

EX PA
5/19/20
#1157
\$1500
JUN 17 2020
Amount Paid \$ /
Skagit Co. Treasurer
By MGA Deputy

Guardian NW Title

AUDITOR/RECORDER'S INDEXING FORM

Document Title(s):	1. Statutory Warranty Deed
Reference Number(s) of Documents assigned or released:	198005150034
Grantor(s):	1. Agathe Barbara Grassl and Karlheinz Wolfgang Grassl, Joint Tenants with Right of Survivorship <input type="checkbox"/> Additional names on page _____ of document.
Grantee(s):	1. Edward Epstein and Elaine Epstein <input type="checkbox"/> Additional names on page _____ of document.
Legal Description:	(a) Por of NW 1/4 of SW 1/4 of SW 1/4; S 200 ft of W 31 ft of NE 1/4 of SW 1/4 of Sec 29, (abbreviated) Twn 34 N Rg 4 E WM (b) NW 1/4 of SW 1/4 of SW 1/4, Sec 29, Twn 34N Rg 4 E WM <input checked="" type="checkbox"/> Additional legal is on page <u>3</u> of document.
Assessor's Property Tax Parcel/Account Number:	340429-3-009-0008; 340429-3-010-0005; 340429-3-011-0004; 340429-3-015-0000

STATUTORY WARRANTY DEED

AGATHE BARBARA GRASSL, a single person, and KARLHEINZ WOLFGANG GRASSL, a single person, joint tenants with right of survivorship, as Grantors, convey and warrant to EDWARD EPSTEIN and ELAINE EPSTEIN, husband and wife, as Grantees, the following-described real property located in Skagit County, Washington:

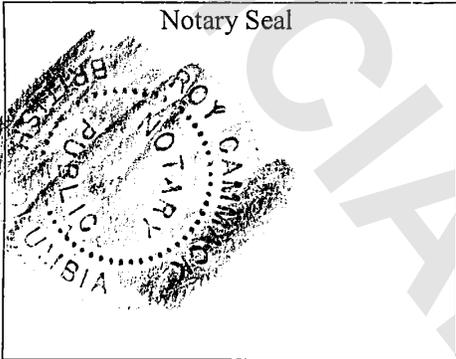
(Legal description attached hereto as Exhibit "A" and by this reference incorporated herein.)

This Deed is given in fulfillment of that certain real estate contract between Karl Grassl and Agatha Grassl, as Sellers, and Edward Epstein and Elaine Epstein, as Purchasers, dated May 9, 1980, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any

COUNTRY OF CANADA)
)ss.
PROVINCE OF BRITISH COLUMBIA)

I certify that I know or have satisfactory evidence that KARLHEINZ WOLFGANG GRASSL is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 12th November, 2008



Roy Cammack (Print Name)
Notary Public
My appointment expires: PERMANENT



PARCEL "A": The South 200 feet of the Northwest quarter of the Southwest quarter of the Southwest quarter and the South 200 feet of the West 31 feet of the Northeast quarter of the Southwest quarter of the Southwest quarter of Section 29, Township 34 North, Range 4 East W.M., EXCEPT State Highway.

PARCEL "B": The Northwest quarter of the Southwest quarter of the Southwest quarter of Section 29, Township 34 North, Range 4 East W.M., EXCEPT the West 200 feet thereof AND EXCEPT the South 200 feet thereof and EXCEPT the North 250 feet thereof; ALSO the West 31 feet of the Northeast quarter of the Southwest quarter of the Southwest quarter of said Section, EXCEPT the South 200 feet thereof AND EXCEPT the North 250 feet thereof; ALSO the North 15 feet of the West 200 feet of the South 215 feet of the Northwest quarter of the Southwest quarter of the Southwest quarter of said Section; EXCEPT portion lying within the Pacific Highway right of way.

Situate in the County of Skagit, State of Washington.

SUBJECT TO those certain Easements, described as follows:

- 1) Easement recorded March 18, 1955 under Auditor's No. 514756,
- 2) Easement recorded December 18, 1969, under Auditor's No. 734190.

SUBJECT TO those certain encumbrances, described as follows:

- 1) Mortgage dated December 24, 1968, recorded February 24, 1968, under Auditor's No. 723527, in favor of Seattle Federal Savings & Loan Association, a corporation,
- 2) Additional Advance & Loan Extension Agreement dated July 1, 1971, recorded July 29, 1971, under Auditor's No. 756072, in favor of Seattle Federal Savings & Loan Association.

SUBJECT TO that certain Deed of Trust dated November 30, 1977, recorded December 1, 1977, under Auditor's No. 869633, in favor of Mark and Mildred Swoyer, husband and wife, which seller herein continues to pay and warrants to maintain in a current condition according to its terms and conditions.

- A. Seller warrants that he will pay all utility bills against said premises to the date of closing. In the event purchaser pays any utility bills for periods prior to said date of closing, purchaser shall be entitled to credit the amount or amounts so paid against the monthly payments on this contract next falling due.
- B. Purchaser is aware that the fence of the property to the south of these premises encroaches on these premises.

EXHIBIT A