

WHEN RECORDED RETURN TO:

Name: Katie Rodriguez and Anita Rodriguez and David Rodriguez
Address: 1025 E. Rio Vista Avenue
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-3551

Sep 08 2020

Amount Paid \$5365.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Escrow Number: 778222RT

Filed for Record at Request of: *Rainier Title, LLC*

GNW 20-6886

STATUTORY WARRANTY DEED

THE GRANTOR(S), Karyn L. Sanders, a single person for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Katie Rodriguez, an unmarried person and Anita Rodriguez and David Rodriguez, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Lots 17, 18 and 19, Block 79, AMENDED PLAT OF BURLINGTON, according to the plat thereof, recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lots 17-19, Block 79, AMENDED PLAT OF BURLINGTON

Tax Parcel Number(s): P71855/4076-079-019-0004

Dated: September 1, 2020

Signature and Notary follow on next page

LFB 10-05 (i-l)

This page is attached to and made a part of the Statutory Warranty Deed

Karyn L. Sanders
Karyn L. Sanders

STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Karyn L. Sanders** ~~(s)~~ are the person(s) who appeared before me, and said person acknowledged that ~~he/she~~ they signed this instrument and acknowledged it to be ~~his/her~~ their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-3, 2020

EL
Name: ERIC R LUTZ
Notary Public in the State of WA
Residing in Arlington, WA
My Commission Expires: 11-4-22

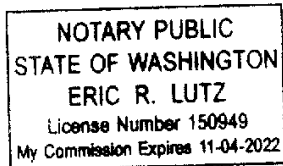


EXHIBIT A

Lots 17, 18 and 19, Block 79, AMENDED PLAT OF BURLINGTON, according to the plat thereof, recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington

Situate in the County of Skagit, State of Washington

Exhibit A

Subject To:

10. 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:

Name: AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY WASH
Recorded: July 3, 1894
Auditor's No.: 16511 (Volume 3 of Plats, page 17)

11. Easement, including the terms and conditions thereof, created by instrument(s); Recorded: May 12, 1947 Auditor's No(s): 404274, records of Skagit County, Washington
In favor of: City of
Burlington For: Sewer
Affects: The North 8 feet of said premises
12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded June 29, 2015 as Auditor's File No. 201506290101 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A