

When recorded return to:

Steven M. Flaton and Katherine L. Flaton
657 Humphrey Place
Burlington, WA 98233

GNW 20-8119

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randolph D. Jager and Kandace J. Jager, husband and wife, _____,

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

in hand paid, conveys, and warrants to Steven M. Flaton and Katherine L. Flaton, a married couple

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 8 PLAT OF WEST VIEW EAST

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): P122434

Dated: 02-12-2021

Randolph D. Jager
Randolph D. Jager

Kandace J. Jager
Kandace J. Jager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-677

Feb 17 2021

Amount Paid \$7989.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Randolph D. Jager and Kandace J. Jager 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: 12 day of January, 2021

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 657 Humphrey Place, Burlington, WA 98233
Tax Parcel Number(s): P122434

Property Description:

Lot 8 "PLAT OF WEST VIEW EAST", as per plat approved December 30, 2004 and recorded January 3, 2005 as Skagit County Auditor's File No. 200501030074.

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EXHIBIT B

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1. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington, recorded October 19, 1954, as Auditor's File No. 508074.
2. Easements for access and utilities affecting lots 8, 9, and 10, as delineated and reserved in the Short Plat, and as reserved in instrument recorded under Auditor's File No. 868572.
3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on November 15, 2004 and recorded November 21, 2004, as Auditor's File No. 200501100131.

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200411220174.

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 West View East recorded January 3, 2005, as Auditor's File No. 200501030074.

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".

A Survey of said Plat recorded January 27, 2006 under Auditor's File No. 200601270091.

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Hansell Mitzel, LLC, dated December 30, 2004, recorded January 3, 2005 as Auditor's File No. 200501030073.

6. Any tax, fee, assessments or charges as may be levied by West View East Homeowners Association.

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