

When recorded return to:

Nicole Broman and Robert Broman
120 Avon Avenue
Burlington, WA 98233

GNW 21-11229

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tanner Newton, as his separate estate, 27862 Washington 20, Sedro-Woolley, WA 98284,
for and in consideration of **ten dollars and other valuable consideration**
in hand paid, conveys, and warrants to Robert Joseph Broman and Nicole Elizabeth Broman, 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:
Ptn. LTS 7-9, BLK 91, Amended Plat of Burlington

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): P71906

Dated: June 17, 2021


Tanner Newton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2780

Jun 18 2021

Amount Paid \$6565.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11229-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

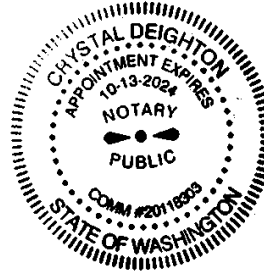
I certify that I know or have satisfactory evidence that Tanner Newton is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17 day of June, 2021

Signature

Escrow Assistant

Title

My appointment expires: 10-13-2024

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 120 Avon Avenue, Burlington, WA 98233
Tax Parcel Number(s): P71906

Property Description:

Lots 7, 8 and the East 10 feet of Lot 9, Block 91, AMENDED PLAT OF BURLINGTON, according to the plat thereof, recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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EXHIBIT B

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1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. 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 Amended Plat of Burlington recorded June 5, 1893 as Auditor's File No. Volume 3 of Plats, page 17.

10. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 31, 2017

Auditor's File No.: 201703310163

Regarding: Skagit County Right to Manage Natural Resource Lands Disclosure

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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.