

**When recorded return to:**  
Daniel Root and Michelle Root  
374 Cessna Ave  
Friday Harbor, WA 98250

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2793

Jun 21 2021

Amount Paid \$7925.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047787

**CHICAGO TITLE**  
020047787

### STATUTORY WARRANTY DEED

**THE GRANTOR(S)** Michael Noaker and Toni Noaker, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Daniel Root and Michelle Root, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

TRACT B OF SHORT PLAT NO. 28-77, APPROVED JUNE 12, 1977, RECORDED JUNE 14, 1977, UNDER AUDITOR'S FILE NO. 858325, IN BOOK 2 OF SHORT PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 16, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P62382/3867-000-016-0404

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 16, 2021

  
Michael Noaker  
Toni NoakerState of FloridaCounty of Martin

I certify that I know or have satisfactory evidence that

Michael Noaker and Toni Noakeris/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.Dated: June 16, 2021Name: Georgia A. SmithNotary Public in and for the State of FloridaResiding at: 1038 SW Liberty Ave, PSL- FL 34953My appointment expires: 02-27-2024

## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 28-77:

Recording No: 858325

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of the Burlington Acreage Property:

Recording No: Volume 1, Page 49

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Burlington.