



202108020082

08/02/2021 11:55 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Paul Matronic
12662 Wedgewood Drive
Burlington, WA 98233

201259-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Barbara A. Breinholt, an unmarried person**

for and in consideration of **FOUR HUNDRED THIRTY EIGHT THOUSAND TWO HUNDRED AND 00/100 Dollars (\$438,200.00)**

in hand paid, conveys, and warrants to **Paul Matronic, an unmarried person**

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

For Full Legal See Attached "Exhibit A"

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

Tr 1, SP BURL 1-84 AF #8411020018 (Ptn Lot 1, Blk 130, 1st Add to Burlington)

Tax Parcel Number(s): 4077-130-001-0103/P72155

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 201259-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3550

Aug 02 2021

Amount Paid \$7016.20

Skagit County Treasurer

By Josie L Bear Deputy

(attached to Statutory Warranty Deed)

Dated: July 28, 2021

Barbara A. Breinholt
Barbara A. Breinholt

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Barbara A. Breinholt 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: 29 day of July, 2021

Cheryl A. Froehlich
Signature

Notary
Title

My appointment expires: 3-7-24

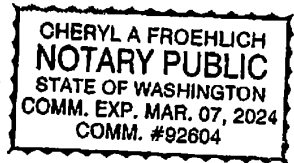


Exhibit A

Lot 1, City of Burlington Short Plat No. Burl-1-84, approved October 30, 1984, and recorded November 2, 1984, in Volume 6 of Short Plats, page 188, under Auditor's File No. 8411020018, records of Skagit County, Washington; being a portion of Lot 1, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, and also being a portion of vacated Anacortes Street adjacent thereto.

Situate in the City of Burlington. County of Skagit, State of Washington.