

202310300058

10/30/2023 11:43 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

When recorded return to:

Franklin D. Krook and Nancy L. Krook  
11065 View Ridge Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238579

Oct 30 2023

Amount Paid \$6501.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 23-18982-TB

THE GRANTOR(S) Per Atle Bjordal, as his separate estate and as the surviving spouse of Carolyn W. Bjordal, deceased, PO Box 972, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Franklin D. Krook and Nancy L. Krook, husband and wife

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

Lot 25, PLAT OF MONROE STREET ADDITION, as per plat recorded in Volume 16 of Plats, Pages 10 through 12, inclusive, records of Skagit County, Washington.

Abbreviated legal description: Property 1:  
Lot 25, PLAT OF MONROE STREET ADDITION

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 "A" attached hereto

Tax Parcel Number(s): P107055/4640-000-025-0004

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Dated: October 24, 2023

Per Atle Bjordal by Deborah D. Hamilton  
his attorney in fact  
Per Atle Bjordal by Deborah D. Hamilton  
his attorney in fact

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 24<sup>th</sup> day of October, 2023 by Deborah D. Hamilton as attorney in fact for Per Atle Bjordal.

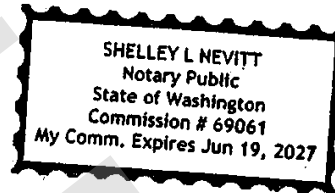
Signature

Shelley L. Nevitt

Title

Notary

My commission expires: 6-19-2027



**EXHIBIT A**

23-18982-TB

2. 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.

3. (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.

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

5. 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)

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

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

7. 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)

8. 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)

9. 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)

10. 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 August 25, 1994 and recorded September 12, 1994, as Auditor's File No. 9409120091.

11. 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 Monroe Street Addition recorded November 16, 1994, as Auditor's File No. 9411160059.

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

Statutory Warranty Deed  
LPB 10-05

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Statement" or "Resale Certificate".

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Kendall D. Gentry and Nancy F. Gentry, husband and wife, dated and recorded November 16, 1994, as Auditor's File No. 9411160060.

13. 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 on February 11, 2020 as Auditor's File No. 202002110056.

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**