

When recorded return to:

Joyce Enderberg  
15450 Sunset Lane  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251397

May 08 2025

Amount Paid \$9206.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 25-23369-TB

THE GRANTOR(S) **Eric S. Enderberg and Angela M. Enderberg, husband and wife**, 15450 Sunset Lane,  
Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to **Joyce Enderberg, an unmarried person**

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

Lot 6, "LIND'S McLEAN TRACTS", as per plat recorded in Volume 6 of Plats, page 36, records of Skagit County,  
Washington.

Abbreviated legal description: Property 1:  
Lot 6, Lind's McLean Tracts

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): P67244/ 3946-000-006-0005

Statutory Warranty Deed  
LPB 10-05

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Dated: 5-7-2025

Eric S. Enderberg  
Eric S. Enderberg

Angela M. Enderberg  
Angela M. Enderberg

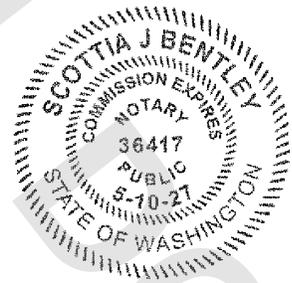
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 7<sup>th</sup> day of May, 2025, by Eric S. Enderberg and Angela M. Enderberg.

Scottie J. Bent  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A**

25-23369-TB

9. Restrictive covenants contained in various deeds of record as follows:

No old structures shall be moved onto or transferred to the premises. The use of said premises shall be restricted and limited to residential purposes and no commercial structure shall be erected thereon. Any residential structure erected or placed on said premises shall have not less than 900 square feet on the ground level, exclusive of garage or other outbuildings, and such structure shall be equipped with modern plumbing. No privy or outside toilet shall be permitted on the premises, and sewage disposal on the premises shall be such so as to meet all requirements of the County and State Health Departments. Any structure, residential, garages or other buildings used in connection with the residence, erected or placed so that no part thereof shall be closer than 30 feet to the nearest public road right-of-way line.

These restrictions shall be applicable to the whole of these premises and in the event of a division of the premises, then these restrictions shall be applicable to all of the portions thereof so devised.

10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Lind's McLean Tracts  
Recorded: March 28, 1948  
Auditor's No.: 429476 (Vol. 6 of Plats, Pg. 36)

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".

**End of Exhibit A**

Statutory Warranty Deed  
LPB 10-05

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