

**When recorded return to:**

Duane J. Wilks, Jr. and Hayley Wilks, husband and wife  
1716 Sunset Drive  
Burlington, WA 98233



201706190142

Skagit County Auditor

\$77.00

6/19/2017 Page

1 of

5 11:20AM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031107

**CHICAGO TITLE**

620031107

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kim A. Nelson and Zilan Nelson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Duane J. Wilks, Jr. and Hayley Wilks, husband and wife

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

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

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

Lot(s): PTN 55 BURLINGTON ACREAGE

Tax Parcel Number(s): P62678 / 3867-000-055-2006

Subject to:

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

2017 2683  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 19 2017

Amount Paid \$ 4650.80  
Skagit Co. Treasurer  
By Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 13, 2017

Kim Nelson  
Kim A. Nelson

~~Kim Nelson~~ Zilan Nelson  
Zilan Nelson

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Kim A. Nelson and Zilan Nelson

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

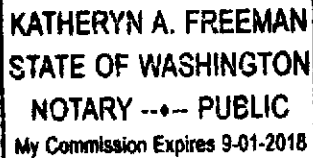
Dated: June 13, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish Co

My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62678 / 3867-000-055-2006**

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That portion of the East Half of the West Half of Tract 55, PLAT OF BURLINGTON ACREAGE PROPERTY, according to the plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said East Half of the West Half of Tract 55;  
Thence North 0 degrees 05' 30" West along the East line of the West Half of Tract 55 a distance of 500.00 feet to the centerline of a 50 foot street named Sunset Drive, as per Plat of Walnut Grove Addition as recorded in Volume 7 of Plats, page 94, records of Skagit County, Washington, said point being the TRUE POINT OF BEGINNING;  
Thence South 89 degrees 24' 20" West on a projection of said street centerline projected Westerly a distance of 66.0 feet;  
Thence South 0 degrees 05' 30" East a distance of 168.63 feet;  
Thence North 89 degrees 29' 10" East a distance of 66.0 feet;  
Thence North 0 degrees 05' 30" West a distance of 168.72 feet to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Provision contained in deed dated April 19, 1974, recorded May 9, 1974, under Auditor's File No. 800610, records of Skagit County, Washington, through which title is claimed as follows:

"As part of the consideration therefore, the grantee in accepting this deed agrees to deed to the public for road purposes the North 25 feet of the above described property in exchange for a deed to said grantee by the owner on the West of an equal area of land immediately adjoining, of even width, in rectangular shape along the remaining West boundary (said adjoining tract of equal area is described as follows: The South 143.63 feet of the North 300 feet of the West 11.48 feet of the East 77.48 feet of the West Half of Tract 55 of PLAT OF BURLINGTON ACREAGE PROPERTY, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.) Said grantee further agrees that no building may be constructed nearer than 50 feet from the present North boundary of the property herein conveyed."

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Public Utility District No. 1 of Skagit County
Purpose:	Right to lay, maintain, operate, relay and remove at any time a pipe(s), line(s) for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress.
Recording Date:	February 23, 1976
Recording No.:	830598, records of Skagit County, WA
Affects:	portion of said premises

3. Assessments, if any, levied by City of Burlington.
4. City, county or local improvement district assessments, if any.