

When recorded return to:
Willard J. Boyd
840 S Spruce Street
Burlington, WA 98233



Skagit County Auditor
3/9/2018 Page 1 of 4 3:33PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033495

CHICAGO TITLE
620033495

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Holmgren, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Willard J. Boyd, an unmarried man

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 LOTS 3 & 4 Block: 133 FIRST ADD TO BURLINGTON

Tax Parcel Number(s): P72185 / 4077-133-004-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018935
MAR 09 2018

Amount Paid \$ 4,099.⁰⁰
Skagit Co. Treasurer
By *Mbm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: February 26, 2018

Eric Holmgren
Eric Holmgren

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that

Eric Holmgren
is/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: March 2, 2018

Lourea L. Garika
Name: Lourea L. Garika
Notary Public in and for the State of WA
Residing at: ARLINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72185 / 4077-133-004-0005

The South 10.5 feet of Lot 3 and all of Lot 4, Block 133, FIRST ADDITION TO BURLINGTON, according to the plat thereof, recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

EXCEPT the South 55 feet of the West 200 feet of said Lot 4 thereof.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 Survey:

Recording No: 8412110012

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Burlington.
4. The policy to issue will include the following exception from coverage:

Insurance provided by one or more of the Covered Risks will not include any loss or damage suffered by the insured resulting from:

Encroachment of a fence onto the Southwesterly portion of said premises as disclosed by a Survey recorded December 11, 1984, in Volume 6 of Surveys, page 27, under Auditor's File No. 8412110012, records of Skagit County, Washington.

5. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2018
Tax Account No.:	P72185 / 4077-133-004-0005
Key No./Property No:	P72185
Tax Code/Located In:	0905
Assessed Value:	\$165,800.00
General and Special Taxes:	Billed: \$2,200.84, Full Year
	Paid: \$0.00
	Unpaid: \$2,200.84