



201810040059

10/04/2018 03:41 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Burlington Hill Holdings II, L.L.C.
21606 Alderbrook Lane 21606 Alderbrook Lane
Mount Vernon, WA 98274 WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 114289

Statutory Warranty Deed

114289

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Lugene Denise Boyd, as her separate property also shown on record as Lugene Gurney Baldwin and Lugene Denise Gurney for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Burlington Hill Holdings II, L.L.C. a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portion of Tract 9 Burlington Acreage Property

Tax Parcel Number(s): **P62324, 3867-000-010-0004**

That portion of Tract 10 "Plat of the Burlington Acreage Property" as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington described as follows:

That portion of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M. described as follows: Begin at a point 710.40 feet South 89° 19' West from the 1/16th corner; thence North 16° 16' West, 114.20' to the SE corner of Lot 2 and true point of beginning, thence South 89° 19', West 240.87' to SW corner of Lot 6 thence N. 14°32', E. 103.63' to NW corner of Lot 6 thence North 89° 19' E. 185.78' to NE corner of Lot 2 thence South 16°16' E. 103.82' to true point of beginning.

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

Dated _____

Lugene D. Boyd

See Attached

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lugene D. Boyd, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2019

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Dated 10/3/18

Lugene D Boyd
Lugene D. Boyd

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184420

OCT 04 2018

Amount Paid \$ 576.⁸³
Skagit Co. Treasurer
By *Chad* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lugene D. Boyd, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at
My appointment expires: 1/07/2019

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Nevada)On Oct. 03, 2018 before me, Ryan M. McCulloch, Notary Public

Date

Here, Insert Name and Title of the Officer

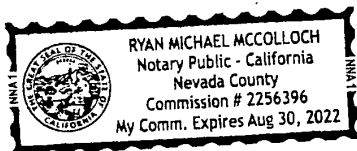
personally appeared Lugene D. Boyd

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Statutory Warranty DeedDocument Date: Oct. 03, 2018Number of Pages: 1Signer(s) Other Than Named Above: N/A**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Exhibit A**EXCEPTIONS:**

A. 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: Plat of the Burlington Acreage Property
Recorded: January 1, 1891
Auditor's No.: Volume 1 of Plats, page 49

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: M.E. Norris, et ux
Recorded: May 27, 1959
Auditor's No.: 580948

C. 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: Survey
Recorded: July 1, 2013
Auditor's No.: 201307010002

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Burlington Hill Holdings II, LLC, a Washington limited liability company
Recorded: March 7, 2016
Auditor's No.: 201603070112
Purpose: Access, garbage, gate, parking etc
Area Affected: As located

Said Easement was amended by document recorded as Auditor's File No. 201705300207 a rerecording of Auditor's File No. 201603070068.

Said Easement was further amended by Auditor's File No. 201808280098.