

When recorded return to:  
Michael Kamb  
20423 State Route 20  
Burlington, WA 98233

201903060082

03/06/2019 03:21 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037310

CHICAGO TITLE

620037310

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Harold V. Pitts and Cheryl A. Pitts, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Kamb, an unmarried man and Lindsey Ortiz, an unmarried woman

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. 6 and 13 BURLINGTON ACREAGE PROPERTY Tax/Map ID(s):

Tax Parcel Number(s): P62347 / 3867-000-013-0001,

Subject to:

1. City, county or local improvement district assessments, if any.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019835  
MAR 06 2019

Amount Paid \$ 5,473.<sup>16</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

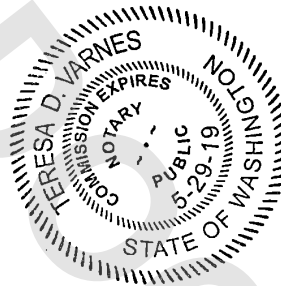
Dated: February 26, 2019

Harold V. Pitts  
Harold V. Pitts  
Cheryl A. Pitts  
Cheryl A. Pitts

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Harold V. Pitts and Cheryl A. Pitts are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-5-19  
Teresa D. Varnes  
Name: Teresa D. Varnes  
Notary Public in and for the State of WA  
Residing at: Camano Island  
My appointment expires: 5/29/19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62347 / 3867-000-013-0001**

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**PARCEL A:**

That portion of the East Half of Tract 13, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of said tract which is 212 feet West of the Northeast corner of said tract (as measured along said North line);  
Thence continue West along the North line of said tract to a point which lies North 89°46' East a distance of 261.52 feet from the Northwest corner of the East Half of said Tract 13;  
Thence South 12°02' East a distance of 190.02 feet to the Northerly line of the Burlington Sedro Woolley Highway;  
Thence Easterly along said Northerly line of said highway to a point which lies South of the point of beginning;  
Thence North to the point of beginning.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the East Half of Tract 13, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract 13;  
Thence South 89°46' West along the North line of said Tract 212 feet to the true point of beginning;  
Thence South 0°30'15" East a distance of 129.97 feet to a point on the curve of the Northwesterly line of State Highway SSH #16;  
Thence Northeasterly along said curve (said curve having a radius of 5,697.37 feet) an arc distance of 41.76 feet;  
Thence North 11°51' West a distance of 112.85 feet to the North line of said Tract 13;  
Thence South 89°46' West a distance of 14.86 feet to the true point of beginning;

ALSO, that portion of the East Half of Tract 6, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of the East Half of said Tract 6;  
Thence North 89°46' East along the South line of Tract 6 a distance of 220.82 feet to a point on an existing fence line and the true point of beginning;  
Thence North 89°46' East 205.01 feet;  
Thence North 11°51' West a distance of 75.55 feet to a point in an existing fence line;  
Thence South 68°28' West along said fence line 203.61 feet to the true point of beginning;

**EXHIBIT "A"**  
Legal Description  
(continued)

EXCEPT that portion, if any, lying Easterly of the Westerly line of those premises conveyed to Hattie Campbell and Marjorie L. Campbell, by deed dated December 14, 1961, filed December 26, 1961, under Auditor's File No. 616024, records of Skagit County, Washington.

AND EXCEPT the following described tract:

Beginning at a point on the South line of said Tract 6 which is North 89°46' East a distance of 220.82 feet from the Southwest corner of the East Half of said Tract 6;  
Thence North 89°46' East a distance of 40.70 feet;  
Thence North 12°02' West a distance of 14.99 feet;  
Thence South 68°28' West 40.39 feet to the point of beginning.

Situated in Skagit County, Washington.