

AFTER RECORDING MAIL TO:

Cody Baxter  
818 Cassaundra Court  
Burlington, WA 98233



**201905020076**

05/02/2019 03:08 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-171451-OE ✓

**Land Title and Escrow**

**Statutory Warranty Deed**

THE GRANTORS EDUARDO G. ESPINOZA and KAITLEN E. ESPINOZA, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CODY BAXTER, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
A Ptn Of Tract 81, Burl. Acreage (Aka Lot 5, BURL SS-2-04).

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3867-000-081-1600, P124608

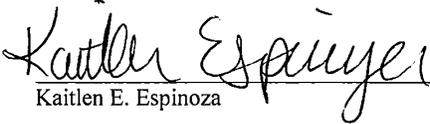
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-171541-OE.

Dated April 30, 2019

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20191645  
MAY 02 2019

Amount Paid \$6324.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

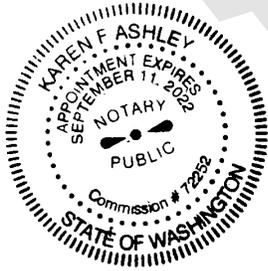
  
Eduardo G. Espinoza

  
Kaitlen E. Espinoza

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eduardo G. Espinoza and Kaitlen E. Espinoza 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: May 2, 2019



  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2022

**EXHIBIT A**PARCEL "A":

Lot 5, CITY OF BURLINGTON SHORT PLAT NO. BURL SS-2-04, approved April 24, 2006, recorded April 28, 2006, under Auditor's File No. 200604280059, records of Skagit County, Washington; being a portion of Tract 81, BURLINGTON ACREAGE PROPERTY.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for access and utilities as delineated on the face of CITY OF BURLINGTON SHORT PLAT NO. BURL SS-2-04, approved April 24, 2006, recorded April 28, 2006, under Auditor's File No. 200604280059, records of Skagit County, Washington; being a portion of Tract 81, BURLINGTON ACREAGE PROPERTY.

Situate in the County of Skagit, State of Washington.