

AFTER RECORDING MAIL TO:

Christopher R. Vivanco
211 N. Section Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4240
Sep 30 2019
Amount Paid \$3565.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-173905-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS ARTURO VIVANCO, SR. and JUDITH A. VIVANCO, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHRISTOPHER R. VIVANCO, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot A, SP #BU-1-89 AF#8906220049; Being A Ptn Of Lot 19, Blk. 136, 1st Add To Burlington.

For Full Legal See Attached Exhibit "A"

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 Company's Preliminary Commitment No. 01-173905-OE.

Tax Parcel Number(s): 4077-136-019-0027, P72342

Dated September 13, 2019

Arturo Vivanco Sr.
Arturo Vivanco, Sr.

Judith A. Vivanco
Judith A. Vivanco

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Arturo Vivanco, Sr. and Judith A. Vivanco 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: September 30, 2019

Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/23



EXHIBIT A

PARCEL "A":

Lot A, City of Burlington Short Plat No. BU-1-89, approved June 21, 1989, recorded June 22, 1989 in Book 8 of Short Plats, page 135, under Auditor's File No. 8906220049 and being a portion of Lot 19, Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress and egress over that portion of Lot B, City of Burlington Short Plat No. BU-1-89, approved June 21, 1989, recorded June 22, 1989 in Book 8 of Short Plats, page 135, under Auditor's File No. 8906220049 and being a portion of Lot 19, Block 136, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Tract "A";
thence South along the East line of Lot B a distance of 7 feet;
thence North 88°26'32" West to intersect the South line of Lot A;
thence North 72°46'45" East to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.