

When recorded return to:

Randy Hotz
Choice Plus LLC
715 Seafarers Way Ste 201A
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5578

Dec 26 2019

Amount Paid \$2737.30
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040943

CHICAGO TITLE

620040943

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arlyn Livingston and Kristine Livingston, 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 Choice Plus LLC, a Delaware limited liability company

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. 16 and 17, Block: 6, ~~KNUTZEN~~ ^{KNUTZEN}, aka Lot C, BLA, 201105130099

Tax Parcel Number(s): P130625 / 4089-006-017-0204

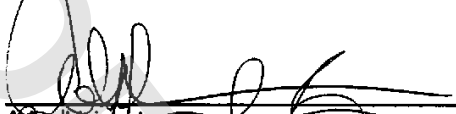

Subject to:

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

→ Knutzen's Addition to The
City of Burlington

STATUTORY WARRANTY DEED
(continued)

Dated: December 23, 2019


Arlyn Livingston

Kristine Livingston

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Arlyn Livingston and Kristine Livingston 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: 12-24-19

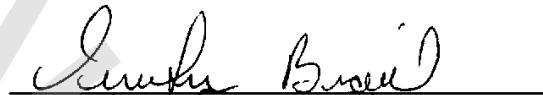

Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130625 / 4089-006-017-0204

All that portion of Lots 16 and 17, Block 6, "Knutzen's Addition to the City of Burlington" as per plat recorded in Volume 3, Page 80, records of Skagit County, WA, lying within the Northwest quarter of the Northwest quarter of Section 5, Township 34 North, Range 4, Willamette Meridian and described as follows:

Commencing at the Southeast corner of Lot 13, Block 6 of said plat; thence North 1° 36' 26" East along the East line of said block a distance of 153.52 feet; thence North 88° 30' 42" West a distance of 99.84 feet to the true point of beginning; thence continue North 88° 30' 42" West a distance of 87.82 feet to the beginning of a tangent curve to the right having a radius of 12.00 feet; thence along the arc of said curve through a central angle of 90° 05' 39" a distance of 18.87 feet to a point on the West line of aforesaid Lot 16; thence North 1° 34' 57" East a distance of 64.32 feet to the Northwest corner of Lot 17; thence South 88° 30' 42" East along the North line thereof a distance of 99.86 feet to a point which bears North 1° 35' 41" East from the true point of beginning; thence South 1° 35' 41" West a distance of 76.34 feet to the true point of beginning.

(Also known as Lot C of Boundary Line Adjustment Recorded under A.F. No. 201105130099)

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: November 23, 2004
Recording No.: 200411230171
Matters shown: Building roof overhang
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: pipeline or pipelines
Recording Date: November 19, 2010
Recording No.: 201011190139
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Transmission, distribution and sale of electricity
Recording Date: November 22, 2010
Recording No.: 201011220144
4. Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: May 13, 2011
Recording No.: 201105130099
5. Quit Claim Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: May 13, 2011
Recording No.: 201105130102
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: transmission, distribution and sale of electricity
Recording Date: February 2, 2015
Recording No.: 201502020113
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

**Exceptions
(continued)**

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by the City of Burlington.