

FILED FOR RECORD AT THE  
REQUEST OF/RETURN TO:  
Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273



**202002140132**

02/14/2020 03:52 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

2020-582  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**WARRANTY DEED**

FEB 14 2020

Amount Paid \$ 0  
By Skagit Co. Treasurer  
Deputy

Grantor(s): 202 KAY AVENUE, LLC, a Washington limited liability company

Grantee(s): HERBERT E. STICKLE and BRIT G. STICKLE, husband and wife,  
as to an undivided 50% interest; and ROBERT R. JACOBSEN, a married  
man, as his separate property, as to an undivided 50% interest

Abbreviated Legal: Ptn Lots 36 and 37, "GILKEY'S ADDITION TO  
BURLINGTON"

Additional Legal on page(s): Exhibit "A"

Assessor's Tax Parcel Nos.: P116922/4085-000-036-0000  
P72580/4085-000-037-0007

THE GRANTOR, 202 KAY AVENUE, LLC, a Washington limited liability company the "Company"), for and in consideration of distribution of real property of the Company to the Company's members, which constitutes a mere change in identity, hereby conveys and warrants to HERBERT E. STICKLE and BRIT G. STICKLE, husband and wife, as to an undivided 50% interest; and ROBERT JACOBSEN, a married man, as his separate property, as to an undivided 50% interest, all of the Grantors' right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(b).

Beginning at a point on the West line of Lot 37 which lies North 34°10' East, a distance of 92.58 feet from the Southwest corner thereof; thence South 22°58'31" West, a distance of 83.37 feet to the South line of Lot 37; thence North 89°33'07" West along said South line, a distance of 19.45 feet to the Southwest corner of Lot 37; thence North 34°10' East along the West line of Lot 37, a distance of 92.58 feet to the point of beginning;

EXCEPT from Lot 36 the following described property:

Beginning at a point on the East line of Lot 36 which lies North 34°10' East a distance of 92.58 feet from the Southeast corner thereof; thence North 34°10' East along the East line of Lot 36 and its Northerly prolongation, a distance of 117.77 feet to the Easterly prolongation of the North line of Lot 36; thence North 89°33'07" West along said prolongation of the North line of Lot 36, a distance of 24.75 feet; thence South 22°58'31" West, a distance of 106.05 feet to the point of beginning of this description.

TOGETHER WITH that portion of the vacated cul-de-sac adjoining which, upon vacation, attached to said premises by operation of law.

Parcel "B":

An easement for ingress, egress, and utilities over, under and through the North 20 feet of that portion of the vacated cul-de-sac that attached to Lot 36 and Lot 37 by operation of law.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situated in Skagit County, Washington.

*See Attached  
Exhibit A for Legal  
Description*

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(b).

The Grantees shall take interests in the real property conveyed herein in the same pro rata shares as they owned in the Company as of the date of this deed.

DATED: 2/14/20, 2020.

202 KAY AVENUE LLC

H. Edwin Stickle

By: HERBERT E. STICKLE

Its: Member

[Signature]

By: ROBERT R. JACOBSEN

Its: Member

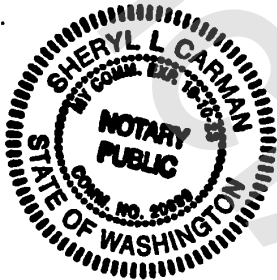
*Acknowledgements follow.*

Warranty Deed - 2

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that HERBERT E. STICKLE is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Member of 202 KAY AVENUE LLC, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14th day of February 2020.

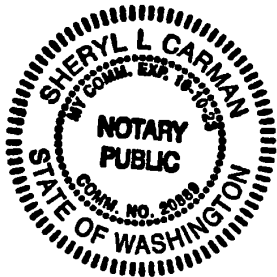


Sheryl L. Carman  
Printed Name Sheryl L. Carman  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 10-10-23

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that ROBERT R. JACOBSEN is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Member of 202 KAY AVENUE LLC, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14th day of February 2020.



Sheryl L. Carman  
Printed Name Sheryl L. Carman  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 10-10-23

Exhibit "A"

Legal Description

P116922/4085-000-036-0000

Parcel "A"

Lot 36 and that portion of Lot 37, "GILKEY'S ADDITION TO BURLINGTON", according to the plat thereof recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of Lot 37 which lies North 34°10' East, a distance of 92.58 feet from the Southwest corner thereof; thence South 22°58'31" West, a distance of 83.37 feet to the South line of Lot 37; thence North 89°33'07" West along said South line, a distance of 19.45 feet to the Southwest corner of Lot 37; thence North 34°10' East along the West line of Lot 37, a distance of 92.58 feet to the point of beginning;

EXCEPT from Lot 36 the following described property:

Beginning at a point on the East line of Lot 36 which lies North 34°10' East a distance of 92.58 feet from the Southeast corner thereof; thence North 34°10' East along the East line of Lot 36 and its Northerly prolongation, a distance of 117.77 feet to the Easterly prolongation of the North line of Lot 36; thence North 89°33'07" West along said prolongation of the North line of Lot 36, a distance of 24.75 feet; thence South 22°58'31" West, a distance of 106.05 feet to the point of beginning of this description.

TOGETHER WITH that portion of the vacated cul-de-sac adjoining which, upon vacation, attached to said premises by operation of law.

Parcel "B":

An easement for ingress, egress, and utilities over, under and through the North 20 feet of that portion of the vacated cul-de-sac that attached to Lot 36 and Lot 37 by operation of law.

Situated in Skagit County, Washington.

P72580/4085-000-037-0007

Lot 37 and that portion of Lot 36, "GILKEY'S ADDITION TO BURLINGTON", according to the plat thereof recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington described as follows:

Beginning at a point on the East line of Lot 36 which lies North 34°10' East a distance of 92.58 feet from the Southeast corner thereof; thence North 34°10' East along the East line of Lot 36 and its Northerly Prolongation, a distance of 117.77 feet to the Easterly prolongation of the North line of Lot 36; thence North 89°30'07" West along said prolongation of the North line of Lot 36 a distance of 24.75 feet; thence South 22°58'31" West a distance of 106.05 feet to the

point of beginning of this description;

EXCEPTING from said Lot 37 the following described:

Beginning at a point on the West line of Lot 37 which lies North 34°10' East a distance of 92.58 feet from the Southwest corner thereof; thence South 22°58'31" West a distance of 83.37 feet to the South line of Lot 37; thence North 89°33'07" West along said South line a distance of 19.45 feet to the Southwest corner of Lot 37; thence North 34°10' East along the West line of Lot 37, a distance of 92.58 feet to the point of beginning;

TOGETHER WITH that portion of the vacated cul-de-sac adjoining which, upon vacation, attached to said premises by operation of law.

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