

When recorded return to:
Rachel C Vaughan
924 East Rio Vista Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1948

Jun 03 2020

Amount Paid \$5925.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042452

CHICAGO TITLE
620042452

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles E Karp, Trustee of the Ytokfish Investment Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Rachel C Vaughan, an unmarried person and Trevor J Helms,
an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

The West Half of Lot 3, all of Lots 4 and 5, Block 124, FIRST ADDITION TO BURLINGTON,
according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County,
Washington;

TOGETHER WITH the West 90 feet of the East 165 feet of Lots 11 and 12, Block 124, FIRST
ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page
11, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P72087/4077-124-005-0003, P72093/4077-124-012-0103

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 28, 2020

Ytokfish Investment Trust

BY: 
Charles E Karp
Trustee

State of CALIFORNIA

_____ of _____

I certify that I know or have satisfactory evidence that _____

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of the Ytokfish Investment Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Luis Obispo

On 6/2/2020, before me, Kim Elliott, Notary Public, personally appeared:

CHARLES E. KARP

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kim Elliott (Seal)



Kim Elliott
Serving San Luis Obispo County
(805) 574-0047

EXHIBIT "A"**Exceptions**

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the First Addition to Burlington Skagit County, Washington:

Recording No: 8843

2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
3. Assessments, if any, levied by the City of Burlington.
4. City, county or local improvement district assessments, if any.
5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.