

## AFTER RECORDING MAIL TO:

Joseph A. LeBlanc and Emily A. LeBlanc  
310 S Cherry Street  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2778

Jul 24 2020

Amount Paid \$4949.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only

GNW 20-6044

**STATUTORY WARRANTY DEED**File No: **4203-3500411 (GH)**Date: **July 01, 2020**Grantor(s): **Joseph K. Frothingham and Bridgid I. Roney**Grantee(s): **Joseph A. LeBlanc and Emily A. LeBlanc**Abbreviated Legal: **S1/2 Lots 8-10, Block 59, AMENDED PLAT OF BURLINGTON**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P71683 and 4076-05-010-0005**FIRST AMERICAN 3500411

**THE GRANTOR(S) Joseph K. Frothingham and Bridgid I. Roney, a married couple** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Joseph A. LeBlanc and Emily A. LeBlanc, a married couple**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:


**The South Half of Lots 8, 9, and 10, Block 59, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington; Situated in Skagit County, Washington.**


Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

**APN: P71683**

Statutory Warranty Deed  
- continued

**File No.: 4203-3500411 (GH)**

  
 Joseph K. Hollingham  
 Date: 20060722 16:41:49

  
 Bradley L. Koney  
 Date: 20060722 16:41:49

STATE OF Washington )  
COUNTY OF PIERCE )-SS  
KAP )

I certify that I know or have satisfactory evidence that **Joseph K. Frothingham and Bridgid I. Roney**, 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: 07/22/2020

Kristi Ann Pond

**KRISTI ANN POND**  
**NOTARY PUBLIC STATE OF WASHINGTON**  
**Commission # 103642**  
**My Commission Expires Sep 09, 2020**

Notary Public in and for the State of Washington  
Residing at: Pierce county.  
My appointment expires:  
Kristi Ann Pond - Exp. 09-09-2020.

**This notarial act involved the use of communication technology.**