

When recorded return to:

Geraldine Allen and David H. Allen
12733 Eagle Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2876

Jul 31 2020

Amount Paid \$2869.00

Skagit County Treasurer

By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

GNW 20-6573

*1

THE GRANTOR(S) Burlington Hill Holdings LLC, a Limited Liability Company, 21606 Alder Brook Ln, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Geraldine Allen and David H. Allen, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lot 4 of Short Plat No. 99-0033 in Sec. 3, Twp. 33 N, R. 4 E., W.M.
ptn S1/2

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P128688

Dated: July 30, 2020

Burlington Hill Holdings LLC, a Limited Liability Company

By: [Signature]
Adam Ware, Authorized Agent

By: [Signature]
Katherine Jane Ware, Authorized Agent

Statutory Warranty Deed
LPB 10-05

Order No.: 20-6573-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

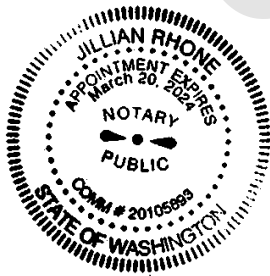
I certify that I know or have satisfactory evidence that Adam Ware and Katherine Ware is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Agent of Burlington Hill Holdings to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 30 day of July, 2020

Jillian Rhone
Signature

Notary
Title

My appointment expires: March 20, 2024



Statutory Warranty Deed
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Exhibit "A"
Property Description

Lot 4 of Skagit County Short Plat No. 99-0033 approved 03/12/2009 and recorded 03/13/2009 as Auditor's File No. 200903130064 being a portion of the South 1/2 of Section 3, Township 33 North, Range 3 East, W.M.; TOGETHER WITH a 60-foot wide non-exclusive easement for ingress, egress and utilities as established of record by Easement Exchange recorded 06/30/1989 as Auditor's File No. 8906300010; and, ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities delineated as Redstone Way on the face of said Short Plat.

EXHIBIT B

20-6573-KH

1. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Georgia-Pacific Corporation and Scott Paper Company recorded 06/30/1989 as Auditor's File No. 8906300010.
2. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Devil's Mountain Partnership recorded 01/14/1991 as Auditor's File No. 9101140071.
3. Lot certification, including the terms and conditions thereof, recorded 06/25/2008 as Auditor's File No. 200806250002. Reference to the record being made for full particulars. The company makes no determination as to its affects.
4. Lot certification, including the terms and conditions thereof, recorded 03/13/2009 as Auditor's File No. 200903130065. Reference to the record being made for full particulars. The company makes no determination as to its affects.
Affects: Lots 1, 2, 3 and 4 of Short Plats
5. Easement, affecting a portion of subject property for the purpose of Setbacks including terms and provisions thereof granted to Erik Pedersen, et al, recorded 11/19/2007 as Auditor's File No. 200711190199.
Affects: Lot 4
6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 04/16/2007, as Auditor's File No. 200704160151.
7. Easement, affecting a portion of subject property for the purpose of Gate on roadway including terms and provisions thereof granted to Erik Pedersen recorded 10/31/2006 as Auditor's File No. 200610310220.
Said Easement contains covenants and maintenance provision pertaining to said gate.
8. Reservations, provisions and/or exceptions contained in instrument executed by Scott Paper Company, recorded 07/07/1989 as Auditor's File No. 8907070039.
Regarding mineral reservations and related rights affecting the access roadway.
9. Declaration of easement, affecting a portion of the subject property for the purpose of View Protection, including the terms and provisions thereof granted to Amy Holt recorded 04/28/2020 as Auditor's File No. 202004280029.

Statutory Warranty Deed
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