

When recorded return to:

Dusti K. Moore
502 Gardner Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2893

Jul 31 2020

Amount Paid \$5397.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

GNW 20-5509

Guardian NW Title 20-5509-TW

THE GRANTOR(S) Thomas Edward Fladebo and Velvet Margaret Tyacke, FKA Velvet Margaret Fladebo, Heirs of The Estate of Thomas E. Fladebo, deceased and The Estate of Elsie M. Fladebo, deceased

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Dusti K. Moore, an unmarried woman

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

The North 80 feet of the South 160 feet of the West 100 feet of the following described tract:

The North half of the West Half of Tract 24, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH all that portion of the platted roadway lying Northerly of "McEwen's Addition", as per plat recorded in Volume 7 of plats, page 96, records of Skagit County, Washington, as vacated December 13, 1960 under Skagit County Commissioner's File No. 10541 in the "Plat of the Burlington Acreage Property", lying West of said Tract 24 and Easterly of a line which is 30.0 feet East of and parallel to the center line of the Gardner Road No. 427 as constructed through Tracts 16 and 23 of said "Plat of the Burlington Acreage Property".

Situated in Skagit County, Washington.

Abbreviated legal description: Ptn. Tract 24, BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P62423 / 3867-000-024-1204

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 "A" attached hereto

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5509-TW

Dated: 7/30/20

Estate of Thomas E. Fladebo, Deceased

By: Velvet Tyacke
Velvet Margaret Tyacke, Heir

Estate of Elsie Fladebo, Deceased

By: Velvet Tyacke
Velvet Margaret Tyacke, Heir

STATE OF WASHINGTON
COUNTY OF SKAGIT

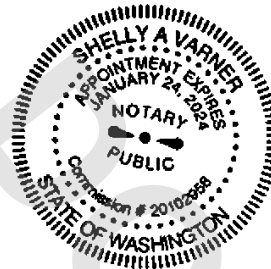
I certify that I know or have satisfactory evidence that Velvet Margaret Tyacke, Heir of Estate of Thomas E. Fladebo and Velvet Margaret Tyacke, Personal Representative of Estate of Elsie Fladebo, Deceased is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30th day of July, 2020

Shelly A. Varner
Signature

Notary
Title

My appointment expires: 01/24/2024



Statutory Warranty Deed
LPB 10-05

Order No.: 20-5509-TW

Dated: 07/31/2020

Thomas Edward Fladebo
Thomas Edward Fladebo

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Thomas Edward Fladebo is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 31st day of July, 2020

Shelly A. Varner
Shelly A. Varner

My appointment expires: 01/24/2024



Statutory Warranty Deed
LPB 10-05

Order No.: 20-5509-TW

EXHIBIT A

20-5509-TW

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of the Burlington Acreage Property

Recorded: January 1, 1891

Auditor's No.: Volume 1 of Plats, page 49

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5509-TW