

When recorded return to:

Jose L. Flores Jr. and Debi Ann Flores
511 North Oak Street
Burlington, WA 98233

LAND TITLE AND ESCROW
01-180292-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sally M. Beckmann, an unmarried woman

for and in consideration of \$10.00 and other good and valuable consideration
in hand paid, conveys, and warrants to Jose L. Flores, Jr. and Debi Ann Flores, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal: Ptn SW NW, 32-35-4 & Ptn Tract 20, Burlington Acreage

Tax Parcel Number(s): P62393 3867-000-020-0705, P62399 3867-000-020-1307, P38173 350432-0-007-0000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4387

Oct 22 2020

Amount Paid \$4725.00

Skagit County Treasurer
By Bridget Ibarra Deputy

LPB 10-05

Dated: October 8, 2020

Sally M Beckmann

Sally M. Beckmann

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Sally M. Beckman (is/are) the person(s) who appeared before me, and said person(s) acknowledge 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: 10/15/2020

Lori J Morsk
Notary Public in and for the State of Washington

My appointment expires: 10/12/2021

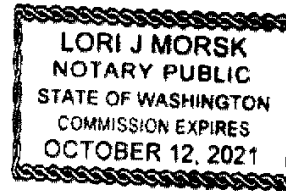


Exhibit "A"

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
thence North 20 rods;
thence West to the right of way of Seattle & Montana Railway;
thence Southeasterly along said right of way to one half section line;
thence East to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Tract 20;
thence North along the West line of said tract a distance of 328.38 feet;
thence West 30 feet;
thence South parallel to the West line of said tract a distance of 328.38 feet;
thence East to the point of beginning,

EXCEPT that portion, if any, lying North of the South line of said South line extended of a tract of land conveyed to Tom Coulouzis by Deed recorded February 15, 1945, under Auditor's File No. 378119.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Tract 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and of the vacated street lying Southerly of and adjacent to said Tract 20, and of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the intersection of the West line of Oak Street as shown on the Plat of "WALLACE ADDITION TO BURLINGTON," as per plat recorded in Volume 6 of Plats, page 4, records of Skagit County, Washington, and the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, said point being 60 feet, more or less, South of the South line of said Tract 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY";
thence North $0^{\circ}02'00''$ East along the West line of said Oak Street for a distance of 15.58 feet to the Southeast corner of a tract of land conveyed to Loren Whited by deed recorded August 20, 1973, under Auditor's File No. 789659;
thence South $89^{\circ}34'30''$ West along the South line of said Whited Tract, 137.24 feet to the Southwest corner thereof;
thence North $0^{\circ}41'30''$ East, 312.74 feet to the Northwest corner of a tract of land conveyed to Tony L. Garcia by Deed recorded July 1, 1971, under Auditor's File No. 754845;
thence South $89^{\circ}26'30''$ West, 30 feet, more or less, to the West line of said Tract 20 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY";
thence South along said West line to the Southwest corner thereof;
thence West along the South line of said Tract 20 extended, to the West line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 32;
thence South along said West line to the Southwest corner of said subdivision;
thence East along said South line to the point of beginning.

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