

AFTER RECORDING MAIL TO:

Jeffrey A. Burkholder and Erin C. Madsen Burkholder
520 Lilac Drive
Mount Vernon, WA 98273

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-182181-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5350
Dec 15 2020
Amount Paid \$5075.40
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTOR KLIPSUN LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JEFFREY A. BURKHOLDER and ERIN C. MADSEN BURKHOLDER, a married couple** the following described real estate, situated in the County of **Skagit, State of Washington.**

Abbreviated Legal:
Lot 16, Blk 13, Vernon Heights 2nd Add. To Mt. Vernon

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **3764-013-016-0005, P54639**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-182181-OE.

Dated **December 14, 2020**

Klipsun, LLC, a Washington limited liability company

By: Maria Lindberg, Member

By: Eric Gillett, Member

STATE OF Washington }
COUNTY King } SS:
OF

I certify that I know or have satisfactory evidence that Maria Lindberg and Eric Gillett is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Members of Klipsun, LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 2020

Cathi M. Hultz
Notary Public in and for the State of Washington
Residing Snohomish, WA
My appointment May 19, 2024

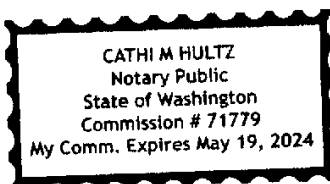


EXHIBIT A

Lot 16, Block 13, "VERNON HEIGHTS SECOND ADDITION TO MT. VERNON, WASH.," as per plat recorded in Volume 3 of Plats, page 62, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

A handwritten signature in black ink, appearing to be 'J. J. Smith', is written over the diagonal watermark.