

AFTER RECORDING MAIL TO:

**Blake M. Johnson
501 N Cherry Street
Burlington, WA 98233**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-182038-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-121
Jan 11 2021
Amount Paid \$4517.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed

THE GRANTOR RIORDAN SIMS, a married person, as his separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **BLAKE M. JOHNSON, a single person** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Ptn Lots 1 & 2, Blk 7, Amended Plat of Burlington

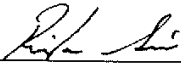
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):
4076-007-002-0004, P71316

***** This is NOT the Grantor's Primary Residence *****

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-182038-OE.

Dated January 7, 2021



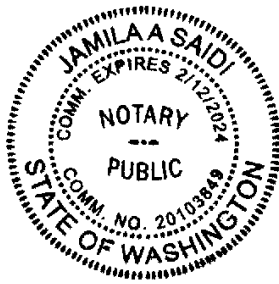
Riordan Sims

STATE OF Washington }
COUNTY OF PIERCE } SS:

I certify that I know or have satisfactory evidence that **Riordan Sims** is the person(s) who appeared before me, and said person(s) acknowledged that **he** signed this instrument and acknowledge it to be **his** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JANUARY 7, 2021

Seal/Stamp:




Printed Name:

Notary Public in and for the State of Washington

Residing at PIERCE

My appointment expires: 2/12/2024

EXHIBIT A

The South 55 feet of the following described property:

Lots 1 and 2, Block 7, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

TOGETHER WITH the North 20 feet of vacated Magnolia Street abutting said premises on the South.

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