

When recorded return to:

Craig William McLean
20413 E Rio Vista Ave
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2262

May 21 2021

Amount Paid \$3589.00

Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

3500 188th St. SW, Suite 300
Lynnwood, WA 98037-4716

Escrow No.: 611284871A

CHICAGO TITLE
620047464**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kristina Cahail, an unmarried woman, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Craig William McLean, an unmarried man, as his separate estate

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

See Exhibit "A" attached here to and made a part here of

Abbreviated Legal: (Required if full legal not inserted above.)

PARCEL BLA 1, BLA, REC NO. 201208080082 AND PTN TRACT 56 BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P62682, 3867-000-056-0306

Subject to:

1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

STATUTORY WARRANTY DEED

(continued)

Dated: 5/17/2021

Kristina Cahail
Kristina Cahail

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that

Kristina Cahail
(is/are the person(s) who appeared before me, and said person(s) acknowledged 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: 5/17/21

Jana A Schosboek
Name: Jana A Schosboek
Notary Public in and for the State of WA
Residing at: Princeton, WA
My appointment expires: 11/29/22

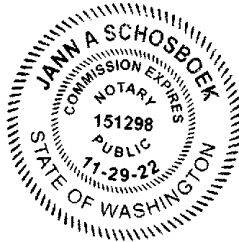


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P62682 / 3867-000-056-0306

PARCEL BLA 1 OF SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 201208080082, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL A, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, OF THE W.M.;
 THENCE SOUTH 89° 58' 35" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 294.17 FEET;
 THENCE NORTH 38° 34' 24" EAST, 38.39 FEET TO A POINT ON THE SOUTH LINE OF TRACT 56, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY WASHINGTON, ALSO BEING THE NORTH LINE OF RIO VISTA AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE CONTINUING NORTH 38° 34' 24" EAST, 76.62 FEET;
 THENCE NORTH 00° 01' 21" EAST, 568.78 FEET TO THE NORTH LINE OF SAID TRACT 56 AND THE TERMINUS OF SAID LINE.

PARCEL A:

THE EAST 1/2 OF TRACT 56, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, THAT PORTION OF THE WEST 1/2 OF TRACT 56, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 56, 181.55 FEET EAST OF THE SOUTHWEST CORNER THEREOF;
 THEN NORTH 42°27'30" EAST, 380.0 FEET;
 THEN NORTH 27°01' EAST, 284.58 FEET;
 THENCE NORTH 42°27'30" EAST, 90.0 FEET TO THE EAST LINE OF SAID WEST 1/2 OF TRACT 56;
 THENCE SOUTH 0°44'45" WEST ALONG THE EAST LINE OF SAID WEST 1/2 OF TRACT 56 TO THE SOUTHEAST CORNER THEREOF;
 THENCE NORTH 89°29' WEST ALONG THE SOUTH LINE OF SAID TRACT 56 TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED ROAD KNOWN AS THE 'BURLINGTON ACREAGE

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A"
Legal Description

PLAT ROAD' THAT WOULD ATTACH BY OPERATION OF LAW.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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