

When recorded return to:

Barrington LLC  
4638 Celia Way  
Bellingham, Wa. 98226

GNW 20-0407

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Moe, as his separate estate, 14144 Hillwood Drive, Bow, WA 98232,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Barrington LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Ptn. Tract 35, BURLINGTON ACREAGE (aka Lots 2-4 Burl SP SS 2-08)

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 "B" attached hereto

Tax Parcel Number: P127571 3867-000-035-4900 P127572 3867-000-035-5000  
P127573 3867-000-035-5100

Dated: May 26, 2021

Robert Moe  
Robert Moe

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2431

Jun 01 2021

Amount Paid \$3045.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-0407-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

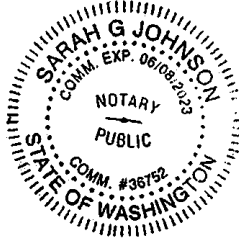
I certify that I know or have satisfactory evidence that Robert Moe is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26<sup>th</sup> day of May, 2021

*Sarah G. Johnson*  
Signature

*Notary*  
Title

My appointment expires: 6-8-23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: NHN Gardner Road, Vacant Lots, Burlington, WA 98233  
Tax Parcel Number: P127571 3867-000-035-4900

**Parcel A:**

Lot 2, of Burlington Short Plat No. SS 2-08, approved May 15, 2008, recorded May 16, 2008 under Auditor's File No. 200805160149, records of Skagit County, Washington; being a portion of Tract 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, records of Skagit County, Washington.

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

**Parcel B:**

Lot 3, of Burlington Short Plat No. SS 2-08, approved May 15, 2008, recorded May 16, 2008 under Auditor's File No. 200805160149, records of Skagit County, Washington; being a portion of Tract 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, records of Skagit County, Washington.

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

**Parcel C:**

Lot 4, of Burlington Short Plat No. SS 2-08, approved May 15, 2008, recorded May 16, 2008 under Auditor's File No. 200805160149, records of Skagit County, Washington; being a portion of Tract 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

EXCEPT that portion lying West of an existing fence line along the West line thereof as conveyed by boundary line adjustment deed recorded on May 16, 2008 under Auditor's File No. 200805160174, records of Skagit County, Washington.

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

**EXHIBIT B**

20-8407-KH

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

2. 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: Short Plat No. 61-74

Recorded: November 19, 1974

Auditor's No.: 810202

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Kelly Ellen Moss, a single woman

Dated: September 28, 2002

Recorded: October 1, 2002

Auditor's No. 200210010019

Purpose: Driveway for ingress and egress to and from the Moss property

Area Affected: A portion of the subject property described as follows:

Commencing at the Southwest corner of said Parcel "A", being the true point of beginning; thence South 89°56'14" East along the South line of said Parcel "A", for 20.15 feet; thence North 63°33'27" West 15.00 feet; thence North 25°52'37" West 15.00 feet to the West line of said Parcel "A"; thence South 00°30'10" West 20.15 feet to the true point of beginning.

4. 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: Short Plat No. BU2-02

Recorded: November 4, 2002

Auditor's No.: 200211040120 (Amendment to 200210280240)

5. 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: Burlington Short Plat No. SS 2-08

Recorded: May 16, 2008

Auditor's No.: 200805160149

6. EASEMENT AND PROVISIONS THEREIN:

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8407-KH

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Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: September 1, 2011

Recorded: September 12, 2011

Auditor's No.: 201109120050

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

8. General Taxes:

Year: 2021

Amount Billed: \$441.71

Amount Paid: \$220.89

Tax Account No.: P127571/3867-000-035-4900

Last half taxes are due on or before October 31st.

9. General Taxes:

Year: 2021

Amount Billed: \$441.71

Amount Paid: \$220.89

Tax Account No.: P127572/3867-000-035-5000.

Last half taxes are due on or before October 31st.

10. General Taxes:

Year: 2021

Amount Billed: \$441.71

Amount Paid: \$220.89

Tax Account No.: P127573/3867-000-035-5100

Last half taxes are due on or before October 31st.