

AFTER RECORDING MAIL TO:

**Edward J. and Heather Y. Burton
17240 Bennett Road
Mount Vernon, WA 98273**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-184825-OE**

Statutory Warranty Deed

THE GRANTOR BRANDON A. CRUSE, an unmarried 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 EDWARD J. BURTON and HEATHER Y. BURTON, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

**Abbreviated Legal:
Lots 6 & 7, Blk 2, Avon TGW Ptn Vacated Street.**

For Full Legal See Attached Exhibit "A"

**Tax Parcel Number(s):
4044-002-007-0009, P70413**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2643

Jun 11 2021

Amount Paid \$7061.00
Skagit County Treasurer
By Bridget Ibarra Deputy

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 Company's Preliminary Commitment No. 01-184825-OE.

Dated June 9, 2021

(Attached to Statutory Warranty Deed)

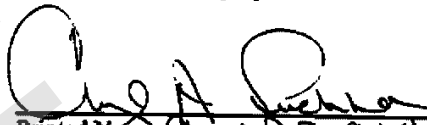


Brandon A. Cruse

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Brandon A. Cruse** 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: 6-9-21



Printed Name: Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 3-7-24

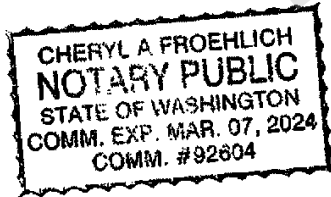


EXHIBIT A

Lots 6 and 7, Block 2, "PLAN OF AVON," as per plat recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington.

TOGETHER WITH that portion of the Northeasterly $\frac{1}{2}$ of vacated Grove Street, as shown on "PLAN OF AVON," as per plat recorded in Volume 1 of Plats, page 2, records of Skagit County, Washington, lying between the Southeasterly line of Second Street (now known as Bennett Road) and the centerline of the alley running through Blocks 2 and 3 of said "PLAN OF AVON".

TOGETHER WITH the Northwesterly $\frac{1}{2}$ of the vacated alley in said Block 2 adjacent to and abutting upon Lots 6 and 7, Block 2 in said "PLAN OF AVON".

Situate in the County of Skagit, State of Washington.