

When recorded return to:

Harold James Todd, IV and Annemarie Todd  
1249 Lloyd Lane  
Burlington, WA 98233

GNW 21-11549

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Calbet, LLC, a Washington Limited Liability Company, 7692 Merganser Lane, Bow, WA 98232,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Harold James Todd, IV, an unmarried person

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: Property 1:  
Ptn. Tract 81, Burlington Acreage and Ptn. Lot 9, Thornton Add. (aka Lot 3 Burl-SP 6-00)

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(s): P118559

Dated: 6-30-2021

Calbet, LLC, a Washington Limited Liability Company

By: Carolyn G. Whitney  
Carolyn G. Whitney, Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2990

Jun 30 2021

Amount Paid \$6333.00  
Skagit County Treasurer  
By Josie L Bear Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11549-TJ

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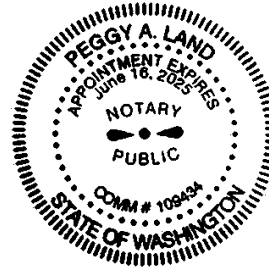
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Carolyn G. Whitney is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of Calbet, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 30 day of June, 2021

*Peggy A. Land*  
Signature  
Escrow, Notary  
Title

My appointment expires: 6/16/2025



Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1249 Lloyd Lane, Burlington, WA 98233  
Tax Parcel Number(s): P118559

**Property Description:**

Lot 3 of BURLINGTON SHORT PLAT No. 6-00, recorded November 2, 2001, under Auditor's File No. 200111020039, records of Skagit County, Washington; and being a portion of Tract 81, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, AND OF Lot 9 "THORNTON ADDITION, BURLINGTON, WASH", as per plat recorded in Volume 7 of Plats, page 42, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as shown on the face of BURLINGTON SHORT PLAT No. 6-00, recorded under Auditor's File No. 200111020039.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**

21-11549-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Thornton Addition, Burlington, Wash. recorded August 2, 1955 as Auditor's File No. 521851.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named BURLINGTON SHORT PLAT NO. 6-00 recorded November 2, 2001 as Auditor's File No. 200111020039.

3. Easement, affecting a portion of subject property for the purpose of Sewer including terms and provisions thereof granted to Greg Kreider and Dawnell Kreider recorded March 4, 2005 as Auditor's File No. 200503040111

4. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded September 9, 2019 as Auditor's File No. 201909090130

Said Instrument is a re-recording of Auditor's File No. 200207090040.

5. Unrecorded leaseholds, if any, and rights of parties in possession, if any.