

When recorded return to:

Carlos Jimenez, Anahi Nava, and Sandra Nava
400 West Victoria Avenue
Burlington, WA 98233

GNW 21-11960

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Top and Rebecca Top, a married couple, 11194 Bayview Edison Road, Mount Vernon, WA 98273,

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

in hand paid, conveys, and warrants to Carlos Jimenez and Anahi Nava, a married couple and Sandra Nava, 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:
Lot 1, Block 5, NORRIS ADDITION TO BURLINGTON

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): P72801

Dated: August 06, 2021

[Signature]
Joshua Top

[Signature]
Rebecca Top

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4320

Sep 17 2021

Amount Paid \$8450.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

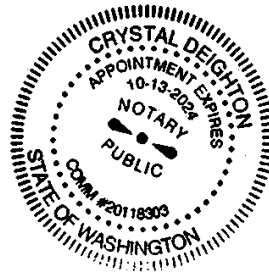
I certify that I know or have satisfactory evidence that Joshua Top and Rebecca Top is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 06 day of August, 2021

Crystal Deighton
Signature

Escrow Assistant
Title

My appointment expires: 10-13-2024



Statutory Warranty Deed
LPB 10-05

Order No.: 21-11960-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 400 West Victoria Avenue, Burlington, WA 98233
Tax Parcel Number(s): P72801

Property Description:

Lot 1, Block 5, "NORRIS ADDITION TO BURLINGTON", as per plat recorded in Volume 6 of Plats, Page 3, records of Skagit County, Washington.

EXHIBIT B

21-11960-KH

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 NORRIS ADDITION TO BURLINGTON recorded November 27, 1946 as Auditor's File No. 398437 (Volume 6 of Plats, Page 3).

2. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded August 5, 2020 as Auditor's File No. 202008050117 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

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