



202301230025

01/23/2023 09:24 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

120 West Fairhaven LLC  
120 West Fairhaven Avenue  
Burlington, Washington 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235258

Jan 23 2023

Amount Paid \$12588.00

Skagit County Treasurer  
By Lena Thompson Deputy

GNW 22-17466

**Statutory Warranty Deed**

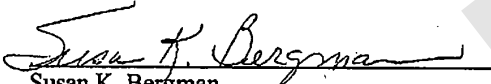
Grantor: Susan K. Bergman, as her separate estate  
Grantee: 120 West Fairhaven LLC, a Washington limited liability company  
Tax Parcel/Account: Parcel #P62557/3867-000-043-0500  
Abbreviated Legal: Ptn of Tract 43, Burlington Acreage

Susan K. Bergman, as her separate estate ("Grantor"), for ten dollars and other good and valuable consideration in hand paid, hereby conveys and warrants to 129 West Fairhaven LLC, a Washington limited liability company ("Grantee"), the following described real estate, together with all rights and privileges appurtenant thereto:

See attached legal description attached hereto as Exhibit A

SUBJECT TO easements, restrictions and reservations set forth on page 3.

Dated January 19, 2023.

  
Susan K. Bergman

STATE OF WASHINGTON )  
COUNTY OF Snohomish ) ss:

I certify that I know or have satisfactory evidence that Susan K. Bergman is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged to me that he signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

DATED: 1/19/2023

Devon Rasaiie  
Print Notary Name: Devon Rasaiie  
Notary Public for the State of Washington  
Residing at: Enumclaw  
My Commission Expires: 1-11-25



**EASEMENTS, RESTRICTIONS AND RESERVATION**

9. 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

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".

10. 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 Dr. Paul Bergman Survey recorded October 24, 1986 as Auditor's File No. 8610240006.

11. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 2, 2019, as Auditor's File No. 201907020024.

**EXHIBIT A**

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

THAT PORTION OF THE NORTH 1/2 OF THE EAST 1/2 OF TRACT 43 OF "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 43 AND RUNNING THENCE WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 291.5 FEET;  
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT A DISTANCE OF 124 FEET;  
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID TRACT A DISTANCE OF 291.5 FEET TO THE EAST LINE THEREOF;  
THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, 124 FEET TO THE POINT OF BEGINNING,

EXCEPT THE EAST 150 FEET THEREOF.

ALSO EXCEPT THE WEST 5 FEET THEREOF CONVEYED TO THE CITY OF BURLINGTON BY DEED DATED SEPTEMBER 9, 1977 AND RECORDED SEPTEMBER 9, 1977 AS AUDITOR'S FILE NO. 864623.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON