

## AFTER RECORDING MAIL TO:

Brent J Halderman and Grace V Baker  
933 E Sharon Ave  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235842

Mar 17 2023

Amount Paid \$8165.00

Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Escrow No. 23020005LC  
Title Order No. 620052900

CHICAGO TITLE  
620052900

THE GRANTOR(S) Curt Small, also appearing of record as Curtis R Small and Glenda Small,  
also appearing of record as Glenda S Small, husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Brent J Halderman, an unmarried person and Grace V Baker,  
an unmarried person, as joint tenants with right of survivorship

By their signature below, Grantees evidence their intention to acquire all interest granted them  
hereunder as joint tenants with right of survivorship, and not as community property or as tenants  
in common. Acknowledged and approved this 8<sup>th</sup> day of March, 20 23

Grantees: Brent J Halderman Grace V Baker

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

See attached Exhibit "A" for full legal description

Abbreviated Legal: (Required is full legal not inserted above) PTN LTS 13-15, BLK 124, First Addn  
to Burlington

Tax Parcel Number(s): P109054/4077-124-015-0100

Subject to: All easements, restrictions, reservations, conditions, covenants and agreements of  
record, if any, along with those delineated in Preliminary Title Commitment 620052900, issued by  
Chicago Title Insurance Company

Dated: 3-14-23

Curt Small

Curt Small

Glenda Small

Glenda Small

STATE OF Washington

) ss.

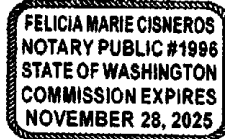
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Curt Small and Glenda Small are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/14/2023



Felicia Marie Cisneros  
Notary Public in and for the State of Washington  
residing at Arlington  
My Commission Expires: 11/28/25



**EXHIBIT "A"**

THAT PORTION OF LOTS 13, 14 AND 15, BLOCK 124, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, ACCORDING TO SURVEY THEREOF RECORDED IN VOLUME 12 OF SURVEYS, AT PAGE 176, UNDER AUDITOR'S FILE NO. 9205150049, RECORDS OF SKAGIT COUNTY, WASHINGTON, MADE PART HEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 90 FEET OF SAID LOTS 13, 14 AND 15;

THENCE NORTH  $01^{\circ}13'08''$  EAST, 273.70 FEET, ALONG THE WEST LINE OF SAID EAST 90 FEET OF SAID LOTS, TO THE NORTHWEST CORNER OF THE EAST 90 FEET OF SAID LOTS;

THENCE NORTH  $88^{\circ}02'09''$  WEST, 10.43 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE LANDS CONVEYED TO PABLO AND DIANA ZAVALA, IN VOLUME 114 OF DEEDS, PAGE 480, RECORDS OF SKAGIT COUNTY, WASHINGTON, ACCORDING TO SAID SURVEY;

THENCE SOUTH  $46^{\circ}57'20''$  WEST, 149.20 FEET, ALONG THE SOUTHEAST LINE OF SAID ZAVALA TRACT;

THENCE SOUTH  $26^{\circ}06'06''$  EAST, 190.32 FEET, TO THE SOUTH LINE OF SAID LOT 15;

THENCE SOUTH  $87^{\circ}43'36''$  EAST, 30 FEET, ALONG THE SOUTH LINE OF SAID LOT, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.