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09/15/2023 10:55 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

Christopher Hickox and Stephanie Hickox
309 Union St., Apt 1
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238077

Sep 15 2023

Amount Paid \$7333.00
Skagit County Treasurer
By Shannon Burrow Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18906-KH

THE GRANTOR(S) **John Boehmer and Jaime Boehmer, husband and wife**, 807 Quinnat Drive, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to **Christopher Hickox and Stephanie Hickox, husband and wife**

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

Tract 2, City of Burlington Short Plat No. Burl 2-95, approved May 31, 1995 and recorded May 31, 1995 in Volume 11 of Short Plats, Pages 210 and 211 under Auditor's File No. 9505310098, records of Skagit County, Washington; being a portion of Lots 11, 12 and 13, Block 135, FIRST ADDITION TO BURLINGTON, according to the Plat thereof recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated legal description: Property 1:
Tract 2, Burlington Short Plat No. Burl 2-95

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 "A" attached hereto

Tax Parcel Number(s): P109215/4077-135-011-0200

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18906-KH

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Dated: 9-11-23

John Boehmer
John Boehmer

Jaime Boehmer
Jaime Boehmer

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11th day of September, 2023 by John Boehmer and ~~Jaime~~
~~Boehmer~~.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13th day of September, 2023 by Jaime Boehmer.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



EXHIBIT A

23-18906-KH

9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County

Recorded: February 13, 1957

Auditor's No: 547423

Purpose: Water pipe line

Area Affected: A portion of Lot 11, as follows:

A strip of land 10 feet in width being 5 feet on each side of the following described centerline:

Beginning at a point 406 feet North of the centerline of Rio Vista Avenue, and 30 feet East of the centerline of Skagit Street; thence East and parallel to the South line of Lot 11, 400 feet to the East line of said Lot 11.

10. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Recorded: May 18, 1995

Auditor's No: 9505180056

Purpose: Ingress, egress and utilities

Area Affected: A 30 foot strip

In addition to the benefited owners of the affected properties for use of the above described easement (being the future owners of properties shown on the proposed Burlington Short Plat Numbers BURL-2-95 and BURL-3-95), the easement is also hereby reserved for and conveyed to the City of Burlington, Puget Sound Power and Light Co., G.T.E. Telephone Co., T.C.I. Cablevision of Washington, Inc., Cascade Natural Gas Company and Skagit County Public Utility No. 1, and their respective successors and assigns under and upon the above described easement in which to construct, operate, maintain, repair, replace and enlarge underground or ground-mounted appurtenances thereto for the purpose of serving this property with electric, telephone, gas, water and other utility service, together with the right to enter upon the street, lots, tracts and spaces at all times for the purposes herein stated.

11. 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 Short Plat No.: BURL-2-95 recorded May 31, 1995 as Auditor's File No. 9505310098.

12. TERMS AND CONDITIONS OF JOINT USE AND MAINTENANCE AGREEMENT:

Recorded: May 30, 1996

Auditor's No: 9605300063

13. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 29, 1996

Recorded: May 30, 1996

Auditor's No: 9605300064

Executed by: Kendall D. Gentry, General Partner for Commonwealth Limited Partnership I

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18906-KH

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14. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: January 7, 2000

Auditor's No: 200001070085

Purpose: Ingress, egress and utilities

Area Affected: The East 15 feet of the subject property and other described portion.

15. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Commonwealth Limited Partnership I, a Washington Limited Partnership

Recorded: January 21, 2000

Auditor's No: 200001210088

As Follows:

Grantor reserves a non-exclusive easement along the East 15 feet of the property for purposes of ingress, egress and utilities and to use existing easements for any future development on any adjoining property.

End of Exhibit A