

When recorded return to:

Charles L. Smith, Jr., Trustee of the Irrevocable Trust for Grant Smith dated September 1, 2023
39204 North Boulder View Drive
Scottsdale, AZ 85262

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240132

Apr 04 2024

Amount Paid \$6805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20075-TB

THE GRANTOR(S) Daniel J. Carson and Audrey D. Carson, a married couple, 400 Gilkey Road, Apt 114,
Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Charles L. Smith, Jr., Trustee of the Irrevocable Trust for Grant
Smith dated September 1, 2023

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

Lot 14 and the West 17 feet of Lot 15, Block 79, AMENDED PLAT OF BURLINGTON, according to the plat
thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 14 & Ptn. Lot 15, Block 79, AMENDED PLAT OF 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 "A"
attached hereto

Tax Parcel Number(s): P71853/4076-079-015-0008

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20075-TB

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Dated: April 2nd, 2024

Daniel J. Carson
Daniel J. Carson

Audrey D. Carson
Audrey D. Carson

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 2nd day of April, 2024 by Daniel J. Carson and Audrey D. Carson.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05-10-27

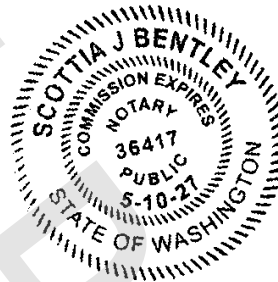


EXHIBIT A

24-20075-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
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: AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY WASH
Recorded: July 3, 1894
Auditor's No.: 16511 (Volume 3 of Plats, page 17)
10. Easement, including the terms and conditions thereof, created by instrument(s);

Recorded: May 12, 1947
Auditor's No(s): 404274, records of Skagit County, Washington
In favor of: City of Burlington
For: Sewer
Affects: The North 8 feet of said premises

Statutory Warranty Deed
LPB 10-05