

When recorded return to:

Alexander Hoad and Katharine Ann Hoad
11632 292nd Street Northeast
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240322

Apr 19 2024

Amount Paid \$7765.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-20266-TB

THE GRANTOR(S) Shadrick Waite, Personal Representative of Estate of Beverly J Waite, 6336
MARYMERE ROAD SW, Port Orchard, WA 98367,

for and in consideration of ten dollars and other valuable consideration

amarned couple

in hand paid, conveys, and warrants to Alexander Hoad and Katharine ~~Hoad~~ Hoad, ~~husband and wife~~

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

Lot 2 of Burlington Short Plat No. 3-00, recorded June 23, 2000 under Auditor's File No. 200006230084, records of
Skagit County, Washington, being a portion of Tract 79, "PLAT OF THE BURLINGTON ACREAGE
PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

EXCEPT that portion as conveyed to the City of Burlington by instrument recorded March 1, 2001 under Skagit
County Auditor's File No. 200103010083.

Situate in the County of Skagit, State of Washington

Abbreviated legal description: Property 1:

Lot 2, Short Plat No. Burl 3-00 also a Ptn of Tract 79, Burlington Acreage

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): 3867-000-079-0500/ P116951

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20266-TB

Page 1 of 4

Dated: 04/17/24

Estate of Beverly J Waite

By: [Signature]
Shadrick Waite, Personal Representative

STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ Kitsap
A&P

This record was acknowledged before me on 17th day of April, 2024 by Shadrick Waite, Personal Representative of Estate of Beverly J. Waite.

[Signature]
Signature

Notary Public, Kitsap
Title

My commission expires: 04-30-2028

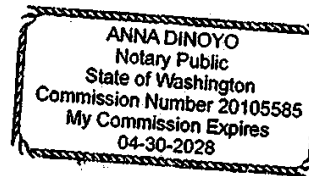


EXHIBIT A

24-20266-TB

9. 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 Plat of the Burlington Acreage recorded on January 1, 1891 in 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. Agreement, affecting subject property, regarding zoning reclassification and the terms and provisions thereof between The City of Burlington, a municipal corporation and Raymond M. Waite and Beverly Waite, husband and wife; and Ramiro B. Gonzales, et al, recorded on March 25, 1991 as Auditor's File No. 9103250058.

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 Ed Watson Property Survey recorded on December 6, 1999 as Auditor's File No. 199912060115.

12. 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 3-00.pdf recorded on June 23, 2000 as Auditor's File No. 20006230084.

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".

13. 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 on June 28, 2001, as Auditor's File No. 200106280138.

14. 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 on April 11, 2006, as Auditor's File No. 200604140135.

Said Easement states that it supersedes an Easement recorded as Auditor's File No. 200107120097.

15. Terms and conditions of Water Service Contract, recorded as Auditor's File No. 200107200013 and 200604140134 which has been re-recorded as 200605090043.

16. Easement affecting a portion of subject property and for the purpose of ingress, egress to cable lines and related facilities thereto, in favor of TCI Cablevision of Washington, recorded on February 15, 2002, as Auditor's File No. 200202150062.

17. Easement, including terms and provisions thereof affecting a portion of subject property for the purpose of electronic transmission and/or distribution line, and communications cables and facilities,, in favor of Public Utility District No.1 of Skagit County, recorded on April 14, 2006 as Auditor's File No. 200604140135.pdf.

Statutory Warranty Deed
LPB 10-05

Said Easement states that it supersedes an Easement recorded as Auditor's File No. 200107120097.

18. 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 AFI Burlington Owner LLC Property Survey recorded on May 17, 2012 as Auditor's File No. 20120517052.

End of Exhibit A

FILED

2024 MAR 27 PM 1:17

HEIDI PERCY
COUNTY CLERK
SNOHOMISH CO. WASH**Superior Court of Washington
For Snohomish County**

In the matter of the Estate of:

BEVERLY J. WAITE,

Deceased

No. 24-4-00669-31

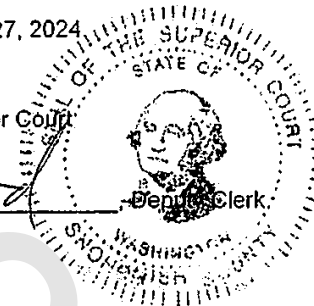
**Letters Testamentary
(LTRTS)**

WHEREAS, the Last Will and/or Codicil(s) of the above named deceased having been duly exhibited, proven, and recorded on 03/27/2024 in our said Superior Court; and whereas, it appears in and by said document(s) that SHADRICK WAITE is/are appointed Executor(s) thereon, and whereas, said Executor(s) has/have duly qualified.

NOW, therefore, know all persons by these presents, that we do hereby authorize SHADRICK WAITE to execute said Will and/or Codicil(s) according to law.

WITNESS my hand and the seal of said court, dated: March 27, 2024

Heidi Percy, Clerk of Superior Court

By: 

State of Washington)

)ss.

County of Snohomish)

I, Heidi Percy, Clerk of the Superior Court of Snohomish County, Washington State, do hereby certify that the above and foregoing is a true and correct copy of Letters Testamentary in the above entitled case, entered on March 27, 2024.

I further certify that these letters are now in full force and effect.

Dated: **MAR 27 2024**

Heidi Percy, Clerk of Superior Court

By: 

Deputy Clerk

