

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20241702

Aug 08 2024

Amount Paid \$6613.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

Cindy VanSmislaert  
1009 East Orange Avenue  
Burlington, WA 98233

GNW 24-21272

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Daniel Barnet and Jennifer E. Hunter, husband and wife, 9531 192nd Street Northwest,  
Stanwood, WA 98292,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cindy VanSmislaert, an unmarried woman

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

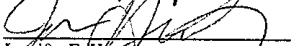
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Ptn. Lots 11-13, Block 66, 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 "B"  
attached hereto

Tax Parcel Number(s): P71740

Dated: 7/31/2024

  
Jennifer E. Hunter

  
Daniel P. Barnet

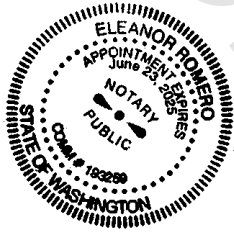
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 31<sup>st</sup> day of July, 2024 by Jennifer E. Hunter, Daniel P. Barnett and .

Eleanor Romero  
Signature

Notary  
Title

My commission expires: 6/23/25



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1009 East Orange Avenue, Burlington, WA 98233  
Tax Parcel Number(s): P71740

Property Description:

That portions of Lots 11, 12 and 13, Block 66, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH., as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington lying South of the following described line:

Commencing at the Southwest corner of Lot 11, Block 66, said Amended Plat of Burlington, Skagit County, Wash.:"

thence North 00°00'22" West, along the West line of Lot 11, also being the East margin of South Regent Street, for a distance of 69.59 feet to the TRUE POINT OF BEGINNING of said line;

thence South 89°59'57" East for a distance of 41.00 feet;

thence North 00°00'22" West for a distance of 3.00 feet;

thence South 89°59'57" East for a distance of 30.00 feet;

thence North 00°00'22" West for a distance of 2.23 feet;

thence South 89°59'57" East for a distance of 19.00 feet, more or less, to a point on the East line of Lot 13, Block 66, said AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH. at a point bearing North 00°00'22" West and a distance of 74.82 from the Southeast corner of said Lot 13 and being the terminus of said line.

TOGETHER WITH an easement for sanitary sewer purposes over a portion of Lot 13, Block 66, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH., as described in instrument recorded on April 2, 2024, as Auditor's File No. 202404020054.

**EXHIBIT B**

24-21272-KH

10. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
11. Water rights, claims or title to water.
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 Amended Plat of Burlington, Skagit County, Wash. recorded on July 3, 1894 as Auditor's File No. 16511 (Volume 3 of Plats, page 17).
13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: City of Burlington  
Recorded: May 12, 1947  
Auditor's No. 404285  
Purpose: Lay, maintain etc. sewer lines
14. 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 Survey recorded on May 28, 2013 as Auditor's File No. 201305280296.
15. Terms, Provisions and matters regarding Boundary Line Adjustment and Easement for Sewer set forth on document recorded on April 2, 2024 under Auditor's File No. 202404020054.
16. 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 Survey recorded on April 23, 2024 as Auditor's File No. 202404230074.