

When recorded return to:

Yanjun Zhu and Chang Q. Huang
1830 East Smith Road
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243163

Dec 04 2024

Amount Paid \$20420.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 24-21837

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimberly E. McSheridan, Personal Representative of the Estate of Betty Stump, deceased,
713 Orth Way, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Yanjun Zhu and Chang Q. Huang, a married couple

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:
Section 8, Township 34 North, Range 4 East - NE NW (aka Tract 4, SP Burl-1-91)

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): P99051

Dated: 11-21-2024

the Estate of Betty Stump, deceased

By: Kim McSheridan, Pers. Rep.
Kimberly E. McSheridan, Personal Representative

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21837-KH

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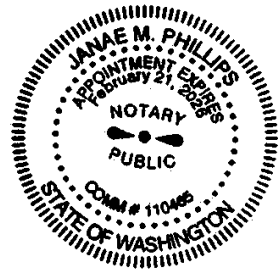
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21st November day of ~~December~~, 2024 by Kimberly E. McSheridan,
Personal Representative of the Estate of Betty Stump, deceased.

[Signature]
Signature

Notary
Title

My commission expires: 2-21-24



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1560 Port Drive, Burlington, WA 98233
Tax Parcel Number(s): P99051

Property Description:

Tract 4 of the City of Burlington Short Plat No. BURL 1-91, approved June 7, 1991 and recorded June 7, 1991, under Auditor's File No. 9106070011, in Volume 9 of Short Plats, pages 371 and 372, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 34 North, Range 4 East, W.M.

EXHIBIT B

24-21837-KH

9. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**
Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Recorded: April 5, 1990
Auditor's No. 9004050044
Purpose: Construction and maintenance of a water line, lines or related facilities
Area Affected: Undisclosed of record
10. Notice of Easement and Agreement to participate in Future LID for Street Assessment recorded May 15, 1991 under Auditor's File No. 9105150007.
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 1-91 recorded on June 7, 1991 as Auditor's File No. 9106070011.
12. **EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**
Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: June 15, 1992
Recorded: June 18, 1992
Auditor's No. 9206180064
Purpose: Water pipeline easement
Area Affected: as disclosed in instrument
13. **PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**
Recorded: June 23, 1992
Auditor's No.: 9206230132
Executed By: Chad Fisher, Mark Gubrud, Jack Gubrud and Betty Stump
14. **PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**
Recorded: August 17, 1992
Auditor's No.: 9208170071
Executed By: Chad Fisher, Mark Gubrud, Jack Gubrud and Betty Stump
15. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**
Between: John-Mark Investments, Inc.
And: Co-Jack LLP, et al
Recorded: March 19, 1997
Auditor's No.: 9703190079
Regarding: Sign easement
16. **AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**
Between: John-Mark Investments, Inc., et al
And: John-Mark Investments, Inc., et al
Recorded: November 21, 1997
Auditor's No.: 9711210029
Regarding: Sign easement

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21837-KH

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