

When recorded return to:

Hadley Hobbs and Trevor Johnson
988 Homestead Drive
Burlington, WA 98233

214207-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250733

Mar 14 2025

Amount Paid \$9829.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Tyson C. Whiteid and Brenna E. Whiteid, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Hadley Hobbs, an unmarried person, and Trevor Johnson, an unmarried person**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 4, Cascade Vista Add & Ptn Tr 38, Burlington Acreage

Tax Parcel Number(s): 3874-000-004-0003/P64015 & 3867-000-038-1406/P62544

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 214207-LT.

Dated: March 3, 2025

(attached to Statutory Warranty Deed)

Tyson C. Whiteid

Tyson C. Whiteid

Brenna E. Whiteid

Brenna E. Whiteid

STATE OF OREGON

COUNTY OF POIK

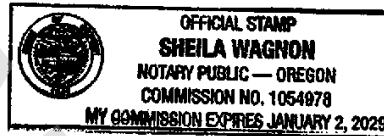
This record was acknowledged before me on this 10 day of march, 2025, by Tyson C. Whiteid and Brenna E. Whiteid.

Sheila Wagnon

Signature

Notary Public

Title



My commission expires: 01-02-2029

Exhibit A**PARCEL "A":**

That portion of Tract 38, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Tract 4, "CASCADE VISTA ADDITION IN TRACT 38, 'PLAT OF THE BURLINGTON ACREAGE PROPERTY', SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 9, records of Skagit County, Washington;
thence North 0°00'30" West along the East line of "FAIRVIEW ADDITION REPLAT IN TRACTS 35 & 38, PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 7 of Plats, page 55, records of Skagit County, Washington, a distance of 188 feet;
thence North 89°34' East parallel to the North line of said Plat of "CASCADE VISTA ADDITION," 120 feet;
thence South 0°00'30" East parallel to the East line of said "FAIRVIEW ADDITION REPLAT," 188 feet to the North line of said "CASCADE VISTA ADDITION,";
thence South 89°34' West along said North line 120 feet to the point of beginning,

EXCEPT that portion of said premises, if any, lying North of the South line of those premises conveyed to Harry G. Sweatenham, et ux by deed dated July 1, 1946, filed July 27, 1946, under Auditor's File No. 394396, and recorded in Volume 211 of Deeds, page 645,

AND EXCEPT that portion, if any, lying East of the West line of those premises conveyed to Samuel Adema, et ux by deed dated April 29, 1946, filed April 30, 1946, under Auditor's File No. 391246, and recorded in Volume 209 of Deeds, page 65.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tract 4, "CASCADE VISTA ADDITION IN TRACT 38, 'PLAT OF THE BURLINGTON ACREAGE PROPERTY', SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 9, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.