

**AFTER RECORDING RETURN TO:**

**LGI HOMES - WASHINGTON, LLC,  
c/o LGI Homes, Inc.  
Attn: Jack Lipar  
1450 Lake Robbins Drive, Suite 430  
The Woodlands, TX 77380  
CTI-NCS-231795-NCS  
Title #620054317**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20250959  
Apr 03 2025  
Amount Paid \$137080.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**Title of Document:** Statutory Warranty Deed

**Grantor:** GAGES CROSSING, LLC, a Washington limited liability company

**Grantee:** LGI HOMES – WASHINGTON, LLC, a Washington limited liability company

**Abbreviated Legal Description:** Ptn. Lots 4 - 5, Block 129, Lots 1, 2, 3 & 4, 132, Burlington First Addn. and Ptn Tract 72, Burlington Acreage Tracts, Tax Account No.: P72181 / 4077-132-004-0106, P72179 / 4077-132-003-0008, P72178 / 4077-131-003-0000, P62772 / 3867-000-072-0306, P62771 / 3867-000-072-0207, P133597 / 4077-129-006-0201 and P133596 / 4077-129-006-0101

**Assessor's Property Tax Parcel Nos.:** Skagit County: P72179 / 4077-132-003-0008, P72181 / 4077-132-004-0106, P133596 / 4077-129-006-0101, P133597 / 4077-129-006-0201, P72178 / 4077-132-001-0000, P62772 / 3867-000-072-0306 and P62771 / 3867-000-072-0207

**STATUTORY WARRANTY DEED**

THE GRANTOR, GAGES CROSSING, LLC, a Washington limited liability company, having an address of 504 E Fairhaven Ave., Burlington, WA, 98233, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, conveys and warrants to LGI HOMES – WASHINGTON, LLC, a Washington limited liability company, having an address of c/o LGI Homes, Inc., 1450 Lake Robbins Drive, Suite 430, The Woodlands, TX 77380, the real estate legally described on Exhibit A attached hereto and by this reference made a part hereof.

SUBJECT TO those liens, charges and encumbrances described on Exhibit B attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 31<sup>st</sup> day of <sup>March</sup>~~April~~, 2025.

[Signature Follows]



**Exhibit A** to Deed  
Legal Description of Property

PARCEL A:

Lots 4 and 5, Block 129, First Addition to Burlington, Skagit Co. Wash., as per Plat recorded in Volume 3 of Plats, Page 11, records of Skagit County;  
Except that portion thereof described as follows:

Beginning at the Monumented Intersection of East Rio Vista Avenue and South Anacortes Street, being the Northeast corner of the Northwest 1/4 (North 1/4 corner) of Section 5, Township 34 North, Range 4 East, W.M.;

Thence North 89° 36' 54" West along the center line of said East Rio Vista Avenue for a distance of 369.94 feet to the intersection with South Pine Street;

Thence South 0° 22' 11" East along the centerline of said South Pine Street for a distance of 637.08 feet to the intersection with East Sharon Avenue;

Thence continue along said centerline of South Pine Street South 0° 22' 11" East for a distance of 370.30 feet;

Thence North 89° 37' 26" West for a distance of 30.00 feet, more or less, to the Westerly margin of said South Pine Street and being the Southeast corner of Lot 3, City of Burlington Short Plat No. 5-06, approved November 13, 2006 and recorded November 16, 2006, under Skagit County Auditor's File No. 200611160056 and being the true point of beginning;

Thence continue North 89° 37' 26" West (called North 89° 36' 54" West on the face of said Short Plat) along the South line of said Lot 3, for a distance of 119.40 feet to the Southwest corner thereof; Thence South 0° 22' 11" East for a distance of 122.00 feet;

Thence South 89° 37' 26" East for a distance of 119.40 feet, more or less, to said Westerly margin of South Pine Street at a point bearing South 0° 22' 11" East from the true point of beginning;

Thence North 0° 22' 11" West along said Westerly margin for a distance of 122.00 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

Lot 6, Block 129, First Addition to Burlington, Skagit Co. Wash., as per plat recorded in Volume 3 of Plats, page 11, Records of Skagit County, Washington;

Together with that portion of the North 1/2 of vacated Cedar Street abutting upon and adjacent to said lot 6.

Situated in Skagit County, Washington.

PARCEL C:

Lot 1, Block 132, First Addition to Burlington, Skagit Co. Wash., according to the plat thereof, recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

Except that portion thereof lying westerly of the east margin of the Burlington Northern and Santa Fe Railway right-of-way;

TOGETHER WITH that portion of the South Half of vacated Cedar Street abutting upon and adjacent to the South line thereof.

Situated in Skagit County, Washington.

**PARCEL D:**

Lots 2 and 3, Block 132, First Addition to Burlington, Skagit Co. Wash., according to the plat thereof, recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

Except that portion thereof lying westerly of the east margin of the Burlington Northern and Santa Fe Railway right-of-way.

Situated in Skagit County, Washington.

**PARCEL E:**

That portion of Tracts 72, Plat of the Burlington Acreage Property, according to the plat thereof, recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying Easterly of the right of way of the Great Northern Railway Company;

Except road and dike right of way;

Together with Lot 4, Block 132, First Addition to Burlington, Skagit Co. Wash., according to the plat thereof, recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

Except that portion thereof lying westerly of the east margin of the Burlington Northern and Santa Fe Railway right-of-way.

Situated in Skagit County, Washington.

**Exhibit B** to Deed  
Permitted Exceptions

Liens for real property taxes and assessments not yet due and payable.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County Purpose: Pipe line

Recording Date: July 17, 1956

Recording No.: 538877

Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington Recording Date: May 24, 1991

Recording No.: 9105240005

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation

Purpose: The right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines

Recording Date: July 26, 2005

Recording No.: 200507260157

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington

Purpose: Right-of-way Recording Date: May 17, 2016

Recording No.: 201605170093

Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: February 9, 2017

Recording No.: 201702090084

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No.: 201703210044

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey prepared by Core Design, dated February 7, 2024, designated Project No. 22251

Matters shown:

- A. Fences do not conform to property lines
- B. Barn located primarily on Parcel D extends over Eastern boundary in S. Spine Street right-of-way
- C. Floodplain and wetland buffers located in Parcel E
- D. East side of gravel road crosses Western boundary of Parcel E