

When recorded return to:

Timothy Randall Burnett and Raizelah Rosenbaum Bayen
2123 C Street
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252358

Jul 24 2025

Amount Paid \$7365.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-23932-TB

THE GRANTOR(S) **Braden Lyon Southard, an unmarried person, William L. Lyon Southard, an unmarried person, and Oliver Lyon Southard, an unmarried person**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Timothy Randall Burnett and Raizelah Rosenbaum Bayen, a married couple**

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

LOTS 4 THROUGH 9, INCLUSIVE, BLOCK 1, MAP OF THE TOWN OF ATLANTA, WHATCOM COUNTY W.T., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH ALL OF THE VACATED ALLEY LYING BETWEEN SAID LOTS,

AND TOGETHER WITH THOSE PORTIONS OF VACATED FRONT STREET AND EDNA STREETS CONTAINED WITHIN THAT CERTAIN STIPULATION AND JUDGMENT QUIETING TITLE FILED JUNE 24, 1991 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 90-2-00845-5,

AND TOGETHER WITH TIDELANDS OF THE SECOND CLASS LYING IN FRONT OF, ADJACENT TO AND ABUTTING UPON THE ABOVE DESCRIBED LOTS 7, 8 AND 9.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated legal description: Property 1:
LOTS 4-9, BLOCK 1, MAP OF THE TOWN OF ATLANTA

P70402/4043-001-009-0000 & P47277/360227-0-074-0105

Statutory Warranty Deed
LPB 10-05

Order No.: 25-23932-TB

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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): P70402/4043-001-009-0000 & P47277/360227-0-074-0105

Dated: 7/21/25

Braden Southard
Braden Lyon Southard

William Southard
William Lyon Southard

Oliver Southard
Oliver Lyon Southard

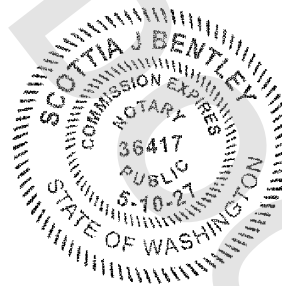
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 21st day of July, 2025, by Braden Lyon Southard, William Lyon Southard and Oliver Lyon Southard.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05-10-27



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A

25-23932-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 The Town of Atlanta recorded June 12, 1883 as Auditor's File No. Volume 2 of Plats, page 50.
10. Private rights of access and utilities, if any, over vacated streets lying within the subject property.
11. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
12. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Samish Bay / Puget Sound.
13. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.
14. Regulatory notice/agreement regarding Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded on July 6, 2015 as Auditor's File No. 201507060129 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A