

When recorded return to:

Lloyd Taylor  
208 Gardner Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253323

Oct 10 2025

Amount Paid \$9295.00  
Skagit County Treasurer  
By Lena Thompson Deputy

### STATUTORY WARRANTY DEED

Guardian NW Title 25-24662-TB

THE GRANTOR(S) **Robert W. Wilson, an unmarried person**

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

in hand paid, conveys, and warrants to **Lloyd Taylor, an unmarried person**

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

The North 1/3 of the following described property:

Tracts 1, 2 and 3 of Skagit County Short Plat No. 98-78, approved December 6, 1978 and recorded December 7, 1978, under Auditor's File No. 892644, in Volume 3 of Shot Plats, page 48, records of Skagit County, Washington; EXCEPT the North 20 feet of Tract 3, TOGETHER WITH the following described portion of Tract 4 of said Short Plat:

Beginning at the Southeast corner of Tract 1 of said Short Plat;

thence North along the East lines of Tract 1, 2 and 3 of said Short Plat to a point on The South line of the North 20 feet of said Tract 3;

thence East along the Easterly extension of said South line to a point on a line parallel with and 10 feet East of the East line of Tracts 1, 2 and 3 of said Short Plat;

thence South along said parallel line to a point on the South line of said Tract 4;

thence West along said South line to the point of beginning.

All being a portion of the North 1/2 of the West 1/2 of Tract 36, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

P62514/3867-000-036-0905

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-24662-TB

Page 1 of 3

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:  
PTN TRs 1-4, SP 98-78 in TR 36 Burlington Acreage

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): P62514/3867-000-036-0905

Dated: 10/8/2025

Robert W. Wilson  
Robert W. Wilson

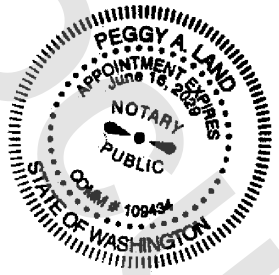
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 8 day of October, 2025, by Robert W. Wilson.

Peggy A. Land  
Signature

Notary  
Title

My commission expires: June 16, 2029



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A**

25-24662-TB

9. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of the Burlington Acreage Property

Recorded: January 1, 1891

Auditor's No.: Volume 1 of Plats, page 49

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

10. 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 98-78 recorded on December 7, 1978 as Auditor's File No. 892644.

**End of Exhibit A**