



201607010128

When recorded return to:

Skagit County Auditor  
7/1/2016 Page

1 of 2 \$74.00  
2:57PM

**Ernesto Moreno**  
455 North Oak Street  
Burlington, WA 98233

Filed for Record at Request of  
**Land Title and Escrow**  
Escrow Number: 155597-OE ✓

Grantor: **LLR Group, LLC**  
Grantee: **Ernesto Moreno**

# Land Statutory Warranty Deed

THE GRANTOR LLR GROUP, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERNESTO MORENO, A SINGLE MAN, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: **Lots 1 To 6, Inclusive, Blk 8, Amended Burlington, Together With Ptn RR R-O-W & Ptn Vac St.**

**SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 155597-OE.

Tax Parcel Number(s): 4076-008-006-0016, P71323, 4076-008-006-0107, P71324

Dated July 1, 2016

LLR Group, LLC

Mike Spink  
By: Michael J. Spink, Member/Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016799  
JUL 01 2016

Amount Paid \$ 196.30  
Skagit Co. Treasurer  
By Me Deputy

STATE OF Washington }  
County of Skagit }

} SS: F.M

I certify that I know or have satisfactory evidence Michael J. Spink is

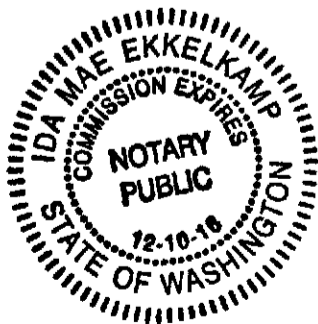
\_\_\_\_\_ the person who appeared before  
me, and said person acknowledged that he \_\_\_\_\_ signed this instrument on oath stated He is  
authorized to execute the instrument and is The Member/Manager  
\_\_\_\_\_ of LLR Group, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7/1/16

Ida Mae Ekkelkamp

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/10/2016



**EXHIBIT A**

**DESCRIPTION:**

Lots 1 to 6, inclusive, Block 8, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington,

TOGETHER WITH that portion of the vacated West ½ of Oak Street adjoining said Lot 1 on the East.

ALSO TOGETHER WITH the North 30 feet of the vacated Magnolia Avenue, located East of Burlington Northern Railroad and West of North Oak Street, abutting said Lots 1 through 6.

ALSO TOGETHER WITH two strips of land lying in Block 8, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, described as follows:

Strip No. 1:

That portion of that certain 25 foot wide strip of land described in deed dated July 23, 1892, from Geo D. McLean and Ella R. McLean to Seattle and Northern Railway Company (predecessor in interest to BNSF Railway Company) recorded October 28, 1892, in Volume 25, Page 123, records of said Skagit County, Washington, described in said deed as lying in Lots 2, 3, 4, 5 and 6 of said Block 8.

Strip No. 2:

That portion of that certain 20 foot wide strip of land described in deed dated July 22, 1892 from Geo D. McLean and Ella R. McLean to Seattle & Montana Railway Company (predecessor in interest to BNSF Railway Company) recorded November 1, 1892, in Volume 23 of Deeds, Page 704, records of Skagit County, Washington, described in said deed as lying in Lots 4, 5 and 6 of said Block 8.

Situate in the City of Burlington, County of Skagit, State of Washington.