



202002030143

02/03/2020 03:28 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Jack and Joan Hilde Family, LLC

9994 Collins Rd
Sedro Woolley, WA
98284

STATUTORY WARRANTY DEED

20-4287

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Gibson Family Enterprises, LLC, a Limited Liability Company, ,

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

in hand paid, conveys, and warrants to Jack and Joan Hilde Family, LLC, a Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Portion Tr. 43 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 "B"
attached hereto

Tax Parcel Number(s): P62558 & 3867-000-043-0609

Dated: 02/03/2020

Gibson Family Enterprises, LLC, a Limited Liability Company

By: Paul Gibson
Paul Gibson, Managing Member

By: Donetta Gibson
Donetta Gibson, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20204287
FEB 03 2020

Amount Paid \$116,460.00
Skagit Co. Treasurer
By Mh Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4287-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

and Donetta Gibson

I certify that I know or have satisfactory evidence that Paul Gibson is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Managing Member of Gibson Family Enterprises, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3rd day of February, 2020

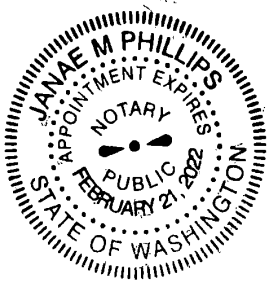
Jane M Phillips

Signature

Gibson Assistant

Title

My appointment expires: 2-21-20



UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 281 South Burlington Boulevard, Burlington, WA 98233
Tax Parcel Number(s): P62558 & 3867-000-043-0609

Property Description:

Parcel "A":

The North 1/2 of the South 1/2 of the East 1/2 of the East 1/2 of Tract 43, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

EXCEPT the South 13.0 feet thereof conveyed to the City of Burlington by Deed dated January 29, 1958 and recorded August 29, 1958, under Auditor's File No. 569744,

AND ALSO EXCEPT the West 25.0 feet thereof conveyed to the City of Burlington by Deed recorded under Auditor's File No. 585859.

Parcel "B":

The East 1/2 of the following described tract of land, to-wit:

Beginning at the Southeast corner of the North 1/2 of the East 1/2 of Tract 43, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington; thence West along the South line of said North 1/2 of the East 1/2 of Tract 43 to the Southwest corner of said North 1/2 of the East 1/2 of Tract 43; thence North 18.4 feet; thence East to a point 20.2 feet North of the point of beginning; thence South 20.2 feet to the point of beginning,

EXCEPT the West 25 feet thereof as conveyed to the City of Burlington by Deed recorded under Auditor's File No. 585859.

EXHIBIT B

20-4287-KH

1. 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

2. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington
Recorded: December 29, 1989
Auditor's No. 8912290043
Purpose: Slope easement
Area Affected: Easterly side of subject property

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington
Recorded: December 29, 1989
Auditor's No. 8912290044
Purpose: Sidewalk and utilities
Area Affected: Easterly side of subject property