



202012310206

12/31/2020 03:26 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Alan and Nancy Jongsma
12970 Frasier Heights Loop
Burlington, WA 98233

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-182157-OE

Statutory Warranty Deed

THE GRANTORS JOHN HOLMGREN and BARBARA N. HOLMGREN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ALAN JONGSMA and NANCY JONGSMA, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Lots 6 & 13, Burlington Acreage

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3867-000-006-1602, P62309

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 and Escrow Company's Preliminary Commitment No. 01-182157-OE.

Dated December 23, 2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 5644
DEC 31 2020

Amount Paid \$ 2885.00
Skagit Co. Treasurer
By: *HPB* Deputy

Barbara Holmgren
Barbara Holmgren

John Holmgren
John Holmgren

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Barbara Holmgren and John Holmgren is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 23, 2020



Patricia C. Fakkema
Notary Public in and for the State of Washington
Residing at Island County
My appointment expires: 1/12/2023

EXHIBIT A

PARCEL "A":

That portion of Lots 6 and 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northeast corner of the South ½ of said Lot 6;
thence South 89°46'07" West along the North line of said South ½ of Lot 6, 301.91 feet to the true point of beginning;
thence continue South 89°46'07" West along said North line, 320.39 feet to the Northwest corner of said South ½ of the East ½ of said Lot 6;
thence South 0°23'45" East along the West line of said East ½, 316.05 feet to the Southwest corner of said South ½ of the East ½ of Lot 6;
thence South 10°01'02" East 81.86 feet to an existing fence;
thence North 68°28'00" East, along said existing fence line 328.83 feet to a point that is South 0°23'45" East from the true point of beginning;
thence North 0°23'45" West, parallel with said West line, 277.26 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A tract of land located in the North ½ of Lot 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Southeast corner of said North ½ of Lot 6;
thence South 89°46'07" West, along the South line of said North ½ of Lot 6, 347.15 feet to the Southwest corner of that certain tract of land deeded to Trygve L. Holmgren and Elsie Holmgren by instrument recorded under Auditor's File No. 742688, records of Skagit County, Washington, said point also being the true point of beginning;
thence continue South 89°46'07" West, along said South line, 275.15 feet to the Southwest corner of the East ½ of said North ½ of Lot 6;
thence North 0°23'45" West along the West line of said East ½, 27.20 feet;
thence North 89°46'07" East parallel with said South line, 275.12 feet to a point that is North 0°27'00" West from the true point of beginning;
thence South 0°27'00" East 27.20 feet to the true point of beginning,

EXCEPTING THEREFROM the West 140 feet thereof.

Situate in the County of Skagit, State of Washington.

ALTA COMMITMENT

Title Order No.: **01-182157-OE**

EXHIBIT A

PARCEL "C":

A non-exclusive easement and right of way for ingress and egress and for utility lines over and across the following described tract:

A strip of land 20 feet in width located in the North ½ of Lot 6, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," Section 33, Township 35 North, Range 4 East, W.M., said 20 foot strip lying 10 feet on each side of the following described centerline, to-wit:

Beginning at the Southeast corner of the North ½ of said Lot 6;
thence North 0°30'15" West along the East line of said Lot 6, a distance of 37.20 feet to the true point of beginning;
thence South 89°46'07" West parallel with the South line of the North ½ of Lot 6, a distance of 171.50 feet;
thence along a curve to the left having a radius of 154.76 feet; through a central angle of 21°56'29" an arc distance of 59.27 feet;
thence South 57°49'38" West a distance of 12.79 feet;
thence along a curve to the right, having a radius of 154.76 feet, through a central angle of 21°56'29", an arc distance of 59.26 feet;
thence South 89°46'07" West a distance of 48.00 feet, said point being the terminal said point for the centerline of said 20 foot easement and said point being North 0°27' West a distance of 10.00 feet from the Southwest corner of that certain tract of land deeded to Trygve L. Holmgren and Elsie Holmgren, by instrument recorded under Auditor's File No. 742688, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

ALTA Commitment for Title Insurance