

When recorded return to:
Jay Follman and Kathy Follman
902 South Anacortes Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-18

Jan 04 2021

Amount Paid \$8877.20

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620045083

Escrow No.: 620045083

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia Jean Lowrance and Benjamin Harrison Knight, Successor Co-Trustee(s)
of the Frances Irene Knight Living Trust Dated, August 31, 2004

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to James Follman and Kathy Follman, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): Ptn. 70, Burlington Acreage Property

Tax Parcel Number(s): P62758 / 3867-000-070-0209

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 12/24/2020

Patricia Jean Lowrance, Successor Co-Trustee(s) of the Frances Irene Knight Living Trust Dated, August 31, 2004

BY: Patricia Jean Lowrance
Patricia Jean Lowrance
Trustee

State of ARIZONA
County of PIMA

I certify that I know or have satisfactory evidence that Patricia Jean Lowrance 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 Co Trustee of the Frances Irene Knight Living Trust, Dated August 31, 2004 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/24/2020

MORRIE N. SHOOB
Name: MORRIE N. SHOOB
Notary Public in and for the State of ARIZONA
Residing at: Green Valley AZ
My appointment expires: 04/23/2022

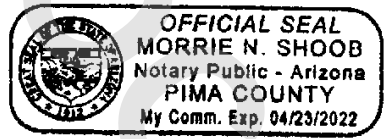


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62758 / 3867-000-070-0209

That portion of the "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

The North 1/2 of the West 1/2 of Tract 70, Except the South 200 feet of the West 400 feet thereat and except the following described tract:

BEGINNING at the Northwest corner of said Tract 70; thence South 89° 40' 43" East along the North line of said Tract 70, a distance of 252.95 feet; thence South 0° 18' 35" East, 25.00 feet; thence North 89° 40' 43" West, 252.91 feet to the West line of Tract 70; thence North 0° 24' 00" West, 25.00 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington
Purpose: sewer line
Recording Date: December 19, 2002
Recording No.: 200212190002

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Recording No.: 200212190003

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by Burlington.
4. City, county or local improvement district assessments, if any.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Sewer Line
Recording Date: November 18, 2020
Recording No.: 202011180136
Affects: property described herein