

202101270100

01/27/2021 01:57 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226-6695

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-374
JAN 27 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

Document Title: Statutory Warranty Deed
Reference No. of Documents Released/Assigned: N/A
Grantors: JACK HILDE and JOAN HILDE, husband and wife
Grantee: JLH REAL ESTATE, L.L.C., a Washington limited liability company
Abbreviated Legal: PTN TR 43 BURLINGTON ACREAGE PROPERTY
Full Legal Description Attached as Exhibit "A" to Statutory Warranty Deed, page 3
Assessor's Tax Parcel ID #: P62558 / 3867-000-043-0609
P62563 / 3867-000-043-1201

STATUTORY WARRANTY DEED

The GRANTORS, JACK HILDE and JOAN HILDE, husband and wife, for and in consideration of a mere change in identity or form, convey and warrant to GRANTEE, JLH REAL ESTATE, LLC, a Washington limited liability company, all of their interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: December 29, 2020.

Jack Hilde

JACK HILDE

Joan Hilde

JOAN HILDE

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that JACK HILDE and JOAN HILDE are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: December 29, 2020

(SEAL/STAMP)

William H Johnson
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
08-29-2023

William H. Johnson
NOTARY PUBLIC
My appointment expires: 8/29/23

EXHIBIT A

Site Address: 281 South Burlington Boulevard
Tax Parcel No.: P62558 / 3867-000-043-0609
P62563 / 3867-000-043-1201

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.

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.