

POOR ORIGINAL

When recorded return to:

Larry Hammer and Nancy J. Smith
2080 S. 20th Street
Mount Vernon, WA 98273

GNW 22-14565

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alonzo Pratt and Lorraine F. Pratt, husband and wife, 19210 Cook Road, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Larry Hammer and Nancy J. Smith, a married couple

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:
Ptn. Lots 13-15, Block 3, SUPPLEMENTAL PLAT OF KNUTZEN'S ADD.

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): P101270

Dated: 2-24-22

Alonzo Pratt
Alonzo Pratt

Lorraine F. Pratt
Lorraine F. Pratt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-731
Feb 28 2022
Amount Paid \$2805.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14565-TJ

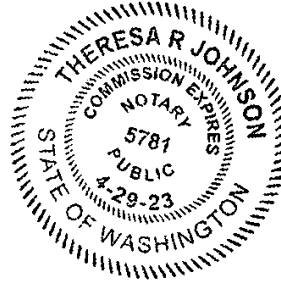
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 24th day of February, 2022 by Alonzo Pratt and Lorraine F. Pratt.

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 750 South Walnut Street, Burlington, WA 98233
Tax Parcel Number(s): P101270

Property Description:

The West 100 feet of the following described property:

Lots 13, 14 and 15, Block 3, "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON", as per plat recorded in Volume 4 of Plats, page 7, records of Skagit County, Washington.

ALSO, that portion of Walnut Street lying West of Lots 13, 14, and 15, and East of the former right of Way of the Pacific Northwest Traction Company.

ALSO, that portion of the former right of way of the Pacific Northwest Traction Company in Government Lot 4, Section 5, Township 34 North, Range 4 East, W.M., which lies South of the North line of Lot 13, and North of the South line of Lot 15 in Block 3, extended West from said Block 3, EXCEPT the West 20 feet thereof.

EXCEPT from all of the above parcels, the North 25 feet thereof.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

22-14565-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Supplemental Plat of Knutzen's Addition to the Town of Burlington recorded 9/7/1912 as Auditor's File No. 92052 (Volume 4 of Plats, Page 7).

2. Easement for transmission lines in favor of Puget Sound Power and Light Company, over that portion of said property formerly within the boundaries of the Pacific Northwest Traction Company right of way, as disclosed by reservation in Deed from Pacific Northwest Traction Company to North Coast Transportation Company, recorded June 27, 1930, in Volume 155 of Deeds, page 160, under Auditor's File No. 234986, records of Skagit County, Washington,

3. AGREEMENT AND THE TERMS AND CONDITIONS THEREOQF :

Between: City of Burlington

And: A. Elliott Johnson, Lanney Wixson, Stanley W. Odle and Michael Minor

Recorded: June 14, 1976

Auditor's No. : 836780

Regarding: Zoning

4. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of Utilities, in favor of Stanley W. Odle, et al, recorded September 1, 1988 as Auditor's File No. 8809010021.

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 10/30/1992 as Auditor's File No. 9210300061.