

When recorded return to:

Alex James Burlingame and Laura Elizabeth Hunt
1212 North 12th Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235510
Feb 17 2023
Amount Paid \$8053.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald M. Dulog, as his separate estate, 24015 Van Ry Blvd, Mountlake Terrace, WA 98043,
for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Alex James Burlingame and Laura Elizabeth Hunt, ~~wife and wife all as joint tenants~~ both unmarried persons as joint tenants with Right of Survivorship and not as tenants in common.
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: Lot 23, Kulshan Ridge P.U.D.

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): P120903

Dated: 2-15-23

[Signature]
Ronald M. Dulog

[Signature]
Ann B. Dulog

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship and not as community property or as tenants in common.

[Signature]

Alex James Burlingame

Laura Elizabeth Hunt
[Signature]

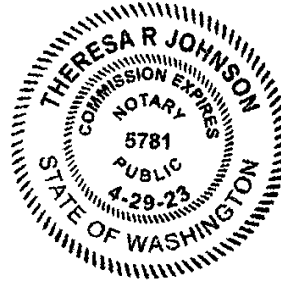
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15th day of February, 2023 by Ronald M. Dulong and Ann B. Dulong.

Theresa R Johnson
Signature

Notary
Title

My commission expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

Order No.: 23-17609-TJ

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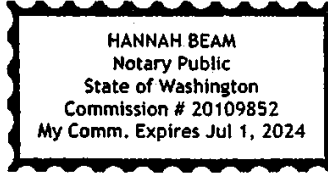
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 16 day of February, 2023 by Alex Burlingame and Laura Hunt

[Signature]
Signature

Notary
Title

My commission expires: 7-1-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1212 North 12th Place, Mount Vernon, WA 98273
Tax Parcel Number(s): P120903

Property Description:

Lot 23, KULSHAN RIDGE P.U.D., according to the plat thereof, recorded October 9, 2003, under Auditor's File No. 200310090064, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 23-17609-TJ

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EXHIBIT B

23-17609-TJ

1. RESERVATIONS CONTAINED IN DEED

Executed by: Charles T. Swett and Beryl Swett, husband and wife
Recorded: March 1, 1946
Auditor's No: 388909

As Follows:

(a) Reserving, however, unto the grantors herein their heirs or assigns, the right to use the easement, herein granted, jointly with said grantees.

(b) The grantors herein limit their warranty to the above described premises, excepting however from such warranty the South 208 feet of that portion contained in the easement grant.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington
Dated: September 20, 1962
Recorded: September 20, 1962
Auditor's No: 626799

Purpose: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)
Area Affected: South 10 feet of the East 210 feet

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington
Dated: March 1, 1996
Recorded: March 4, 1996
Auditor's No: 9603040076

Purpose: "...City to construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto..."
Area Affected: Portion of subject property

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 13, 2003
Recorded: January 21, 2003
Auditor's No: 200301210215

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

"Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed .
(When said streets and road are dedicated to the public, this clause shall become null and void.)

Statutory Warranty Deed
LPB 10-05

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Easement No. 2: A strip of land 10 feet in width across all lots, tracts, green belt areas and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-way."

5. 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: Kulshan Ridge P.U.D.

Recorded: October 9, 2003

Auditor's No: 200310090064

6. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 15, 2003

Recorded: October 9, 2003

Auditor's No: 200310090065

Executed by: Martin Loberg

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: October 31, 2003 and December 8, 2003

Auditor's Nos: 200310310181 and 200312080151

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: January 17, 2006

Auditor's No.: 200601170153