

When recorded return to:
Johnny Phan and Kristina Che
605 1st Street
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249511
Feb 07 2024
Amount Paid \$2405.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054966

CHICAGO TITLE
620054966

STATUTORY WARRANTY DEED

THE GRANTOR(S) Willard J. Boyd and Micaela Guzman Santacruz, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Johnny Phan, unmarried person and Kristina Che, an unmarried
person

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.)

PTN LTS 3 & 4, BLK 133, FIRST ADDN TO BURLINGTON, AKA LT B, SVY REC NO.
202307210062

Tax Parcel Number(s): P136851 / 4077-133-004-0105

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 6, 2024

Willard J. Boyd
Willard J. Boyd

Micaela Guzman Santacruz
Micaela Guzman Santacruz

State of Washington
County of Snohomish
This record was acknowledged before me on February 6th 2024 by Willard J. Boyd and Micaela Guzman Santacruz.

Jamie Hart
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 9-07-26

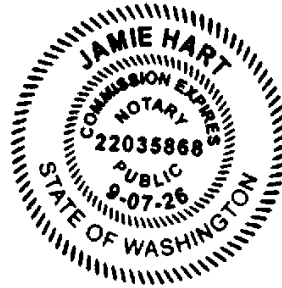


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P136851 / 4077-133-004-0105

A PORTION OF LOT 3 AND LOT 4, BLOCK 133, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 133 OF SAID PLAT;
THENCE NORTH 88°29'42" WEST, ALONG THE NORTH MARGIN OF CEDAR ST, A DISTANCE OF 96.13 FEET;
THENCE NORTH 01°06'50" EAST A DISTANCE OF 55.00 FEET;
THENCE SOUTH 88°29'42" EAST A DISTANCE OF 82.58 FEET;
THENCE NORTH 01°32'04" EAST A DISTANCE OF 64.43 FEET;
THENCE SOUTH 88°27'56" EAST A DISTANCE OF 161.61 FEET, MORE OR LESS, TO THE WEST MARGIN OF BURLINGTON NORTHERN RAILROAD;
THENCE SOUTH 06°48'38" EAST, ALONG THE WEST MARGIN OF BURLINGTON NORTHERN RAILROAD, A DISTANCE OF 120.62 FEET TO THE POINT OF THE BEGINNING,

(ALSO KNOWN AS LOT B PER BOUNDARY SURVEY RECORDED UNDER RECORDING NUMBER 202307210062, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of First Addition to Burlington, Skagit Co. Wash.:

Recording No: Volume 3, Page 11

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 8412110012

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Survey:

Recording No: 202307210062

4. Assessments, if any, levied by Burlington.
5. City, county or local improvement district assessments, if any.