

When recorded return to:  
Andres Rivera  
508 N Oak St  
Burlington, WA 98233



Skagit County Auditor  
9/29/2017 Page 1 of 4 \$77.00  
1:59PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032325

**CHICAGO TITLE**  
**620032325**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Galina A. Philippova, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Andres Rivera, a single man and Agustin Rivera Becerra, a married man as his sole and separate property

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

Lots 27 and 28, Block 1, WALLACE ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 6 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P72886 / 4096-001-028-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174614  
SEP 29 2017

Amount Paid \$ 4366.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 22, 2017

  
\_\_\_\_\_  
Galina A. Philippova

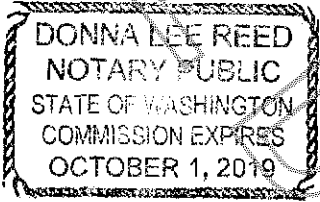
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Galina A. Philippova  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 9/28/17

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Waukegan WA  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Exceptions

1. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Burlington.