

POOR ORIGINAL

When recorded return to:
Ashley Piercy
301 S Section Street
Burlington, WA 98233



201803270036

Skagit County Auditor \$77.00
3/27/2018 Page 1 of 4 3:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033846

CHICAGO TITLE
620033846

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael David Noaker and Toni Melissa Noaker, 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 Ashley Piercy, 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.)

Lot(s): PTN LOT 26 Block: 135 FIRST ADD TO BURLINGTON

Tax Parcel Number(s): P72238 / 4077-135-026-0319,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181188

MAR 27 2018

Amount Paid \$ 4846.60

Skagit Co. Treasurer

By *HTB* Deputy

STATUTORY WARRANTY DEED

(continued)

^{23 AME}
Dated: March ~~22~~, 2018

[Signature]
Michael David Noaker

[Signature]
Toni Melissa Noaker

State of FLORIDA

County of LEE

I certify that I know or have satisfactory evidence that MICHAEL DAVID NOAKER AND TONI MELISSA NOAKER 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: MARCH 23, 2018

[Signature]
Name: REGINA WILLIAMS-ERICKSON
Notary Public in and for the State of FLORIDA
Residing at: FORENTERS, FL
My appointment expires: 10.02.2020

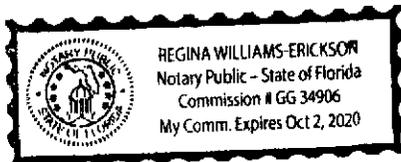


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72238 / 4077-135-026-0319

The East 100 feet of the following described tract:

The North a distance of 147.0 feet of Lot 26, Block 135, FIRST ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

EXCEPT the West a distance of 202.5 feet thereof;

ALSO EXCEPT the South a distance of 25.0 feet of the North 146.781 feet thereof conveyed to the City of Burlington by Deed recorded September 14, 1955, under Auditor's File No. 524076, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Encroachment by house, sidewalk, and driveway appurtenant to said premises onto adjacent property on the North by approximately 1.5 feet as delineated by survey recorded in Survey of City of Burlington Short Plat No. SP#BU-4-95, approved on March 21, 1996, and recorded March 27, 1996, in Volume 12 of Short Plats, page 86, under Auditor's File No. 9603270063, records of Skagit County, Washington.

2. 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."

3. Assessments, if any, levied by City of Burlington.

4. City, county or local improvement district assessments, if any.