

When recorded return to:

STANLEY J. ATKINS
11322 WILLOW DRIVE
BURLINGTON, WA 98233



201805290154

05/29/2018 11:33 AM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-148136

CHICAGO TITLE
620034617

Statutory Warranty Deed

Grantor: AARON BARNHART and ASHLEIGH BARNHART
Grantee: STANLEY J. ATKINS

THE GRANTOR, AARON BARNHART and ASHLEIGH BARNHART, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STANLEY J. ATKINS, a single person the following described real estate, situated in the County of ~~WHATCOM~~, State of Washington
SKAGIT

Abbreviated Legal: PTN LOT 15, PLAT OF SPARRS REPLAT IN TRACTS 13 AND 15
BURLINGTON ACREAGE PROPERTY

For full legal description and exceptions see Exhibit A which is annexed hereto and by this reference incorporated herein.

Tax Parcel Number(s): 4019-000-015-0004 P69733

Dated May 25, 2018

Aaron Barnhart
AARON BARNHART

Ashleigh Barnhart
ASHLEIGH BARNHART

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182218
MAY 29 2018

Amount Paid \$ 5721.60
By BJ Skagit Co. Treasurer Deputy

LPB 10-05(i-1)
Page 1 of 4

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that AARON BARNHART and ASHLEIGH BARNHART is/are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/THEY signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 25, 2018

R. Michael Erickson

(RM) Notary Public in and for the State of WASHINGTON
Residing at *(RM)* LYNDEN BURELINGTON
My appointment expires: 11-17-20
(RM)



EXHIBIT A

Lot 15, PLAT OF SPARRS REPLAT IN TRACTS 13 AND 15 BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington;

EXCEPT the following described property:

Beginning at the Southwest corner of said Lot 15;
thence North 00°46' West along the West line of said Lot 15 a distance of 50.51 feet;
thence North 89°14' East a distance of 17.96 feet to a point of curvature having a radius point bearing South 51°37' East a distance of 80.00 feet;
thence in a Southwesterly direction along said curve an arc distance of 54.66 feet to the true point of beginning;

TOGETHER WITH a portion of Tract 15, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being described as follows:

Beginning at the Northwest corner of Lot 15 of the Plat of Sparrs Replat in Tracts 13 and 15, Burlington Acreage Property, according to the plat thereof recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington;
thence South 00°46' East along the West line of said Lot 15 a distance of 108.00 feet;
thence South 89°14' West a distance of 18.00 feet;
thence North 07°25'39" West a distance of 94.28 feet to the Southerly line of the Great Northern Railroad right-of-way;
thence North 63°15'45" East along said right-of-way a distance of 33.00 feet to the true point of beginning.

Situated in Skagit County, Washington.

SUBJECT TO:

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 5, 1961
Auditor's No(s): 607269, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

2. Buyer is aware that 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.



STANLEY J. ATKINS

LPB