

When recorded return to:  
Vatchia Ghazarian  
331 East Magnolia Avenue  
Burlington, WA 98233

  
**201806080079**  
06/08/2018 01:52 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034517

**CHICAGO TITLE**  
**620034517**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephanie N. Pratt, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Vatchia Ghazarian, an unmarried man

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): 1, 2 and 3 Block: 81 BURLINGTON and Ptn. SW NW, 32-35-4

Tax Parcel Number(s): P71868 / 4076-081-003-0008, P107758 / 350432-2-012-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20182473  
JUN 08 2018

Amount Paid \$ 5,434.<sup>00</sup>  
Skagit Co. Treasurer  
By *MAM* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: June 4, 2018

  
Stephanie N. Pratt

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Stephanie N. Pratt  
(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/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 06 2018

  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P71868 / 4076-081-003-0008 and P107758 / 350432-2-012-0200**

PARCEL A:

Lots 1, 2, and 3, Block 81, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH." as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southwest Quarter of the Northwest Quarter of Section 32, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the South line of the Southwest Quarter of the Northwest Quarter of said Section 32 with the Westerly right of way line of the Great Northern Railway Company right of way; Thence West along the South line of said Southwest Quarter of the Northwest Quarter, a distance of 95 feet to the true point of beginning;  
Thence North 90 feet;  
Thence East 75 feet, more or less, to the Westerly line of the Great Northern Railway Company right of way;  
Thence Northwesterly along said Westerly right of way line, a distance of 10 feet, more or less, to an intersection with an existing fence;  
Thence Westerly along said existing fence, to a point of intersection with the Northerly extension of the West line of Lot 3, Block 81, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;  
Thence Southerly, along the Northerly extension of the West line of said Lot 3, to the South line of the said Southwest Quarter of the Northwest Quarter;  
Thence East along said South line to the true point of beginning.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
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 The City of Burlington.