


When recorded return to:  
Jose Huazano  
507 N Oak Street  
Burlington, WA 98233

  
**201810250068**  
10/25/2018 03:31 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036352

**CHICAGO TITLE**  
620036352

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Ann C. Smock, 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 Jose Huazano, 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 TRACT 20 BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P62398 / 3867-000-020-1208

Subject to:

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

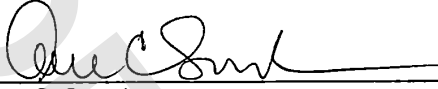
**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20184752  
**OCT 25 2018**

Amount Paid \$4722.00  
Skagit Co. Treasurer  
By *Mam Deputy*

**STATUTORY WARRANTY DEED**  
(continued)

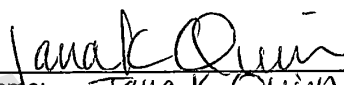
Dated: October 22, 2018



Ann C. Smock

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ann C. Smock is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 24 2018  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

JANA K QUINN  
Notary Public  
State of Washington  
My Commission Expires  
June 29, 2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62398 / 3867-000-020-1208**

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That portion of Tract 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the intersection of the West line of Oak Street as shown on the plat of "WALLACE ADDITION TO BURLINGTON," as per plat recorded in Volume 6 of Plats, page 4, records of Skagit County, Washington, and the South line of the Southeast ¼ of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M., said point being 60 feet, more or less, South of the South line of said Tract 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY";  
thence North 0°02'00" East along the West line of said Oak Street for a distance of 172.08 feet to the true point of beginning;  
thence continuing North 0°02'00" East along said West line for a distance of 78.25 feet;  
thence South 89°34'30" West along a line parallel to said South line of the Southeast ¼ of the Northwest ¼ of Section 32 for a distance of 134.54 feet to an intersection with a line which is 30.00 feet East of, as measured at right angles, and parallel to the West line of said Tract 20;  
thence South 0°41'30" West along said parallel line for a distance of 78.26 feet to a point which is South 89°34'30" West from the true point of beginning;  
thence North 89°34'30" East parallel to said South line of the Southeast ¼ of the Northwest ¼ of Section 32, for a distance of 135.44 feet to the true point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

## EXHIBIT "B"

### Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Pipe, line or lines for the transportation of water  
Recording Date: August 5, 1953  
Recording No.: 491276  
Affects: Portion of said premises

2. Record of Survey attached to document

Recording Date: November 23, 1970  
Recording No.: 746050

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

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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 28, 2018  
between Jose Huazano ("Buyer")  
Buyer  
and Ann C Smock ("Seller")  
Seller  
concerning 507 N Oak Street Burlington WA 98232 (the "Property")  
Address City State Zip

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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication  
Jose Huazano 10/05/2018  
Buyer 3:14:36 PM PDT Date

Ann C Smock 10/25/18  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date