

**When recorded return to:**

Han Nguyen  
1260 Tinas Coma Dr  
Burlington, WA 98233



**201811090109**

11/09/2018 03:10 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245406652

**CHICAGO TITLE**

020035832

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gary D. Duffner and Saskia B. Duffner, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Han Nguyen, a married man

the following described real estate, situated in the County of Skagit, State of Washington:  
Tract 7, BURLINGTON HILL ESTATES, according to the plat thereof, recorded in Volume 12 of  
Plats, pages 2 and 3, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80550, 4370-000-007-0007

Subject to:

Exhibit "A attached hereto and by this reference made a part hereof

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184974  
NOV 09 2018

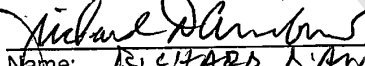
Amount Paid \$ 4811.00  
Skagit Co. Treasurer  
By *BT* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 2, 2018

  
\_\_\_\_\_  
Gary D. Duffner  
\_\_\_\_\_  
Saskia B. DuffnerState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary D. Duffner and Saskia B. Duffner are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: NOVEMBER 7, 2018  
\_\_\_\_\_  
Name: RICHARD D'AMBRUOSO  
Notary Public in and for the State of WASHINGTON  
Residing at: POULSBRO, WA  
My appointment expires: 09/22/2020

NOTARY PUBLIC  
STATE OF WASHINGTON  
RICHARD D'AMBRUOSO  
COMMISSION EXPIRES 09-22-2020

## EXHIBIT "A"

Order No.: 245406652

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on BURLINGTON HILL ESTATES:

Recording No: 873052

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."