



201902280137

02/28/2019 03:44 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Friday Celia-Zoellner and Thaddeus Celia-Zoellner
1034 E Victoria Ave
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037165

CHICAGO TITLE

U20037165

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mariah Kurpuis, Personal Representative of The Estate of James W. Perkins
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Friday Celia-Zoellner and Thaddeus Celia-Zoellner, a married
couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lots 4 and 5, Block 34, "AMENDED PLAT OF BURLINGTON" as per plat recorded in Volume 3 of
Plats, page 17, records of Skagit County, Washington.

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P71520 / 4076-034-005-0005

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2019716
FEB 28 2019

Amount Paid \$ 4810.!!
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 22, 2019

Mariah Kurpuis, Personal Representative of The Estate of James W. Perkins

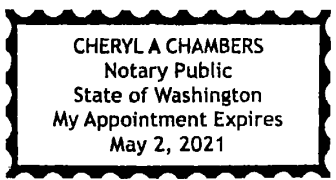
BY: *Mariah Kurpuis*, PR
Mariah Kurpuis

State of Washington

County of Douglas

I certify that I know or have satisfactory evidence that Mariah Kurpuis is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of James W. Perkins to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 25, 2019



Cheryl A Chambers
Name: Cheryl A Chambers
Notary Public in and for the State of Washington
Residing at: East Wenatchee WA
My appointment expires: May 2, 2021

EXHIBIT "A"
Exceptions

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by Burlington.
3. Assessments, if any, levied by Burlington Sewer District.

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

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 01/26/2019
between Thaddeus Celia-Zoellner Friday Celia-Zoellner ("Buyer")
Buyer Buyer
and Estate of Jim Perkins ("Seller")
Seller Seller
concerning 1034 Victoria Ave Burlington WA 98233 (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.

Authenticator
Thaddeus Celia-Zoellner 01/28/2019
Buyer 2:05:13 PM PST Date

Authenticator
Mariah Kurpinis 01/14/2019
Seller 3:17:53 PM PST Date

Authenticator
Friday Celia-Zoellner 01/26/2019
Buyer 1:59:02 PM PST Date

Mariah Kurpinis 01/25/2019
Seller Date