

When recorded return to:  
Brian Hampsch and Elizabeth Hampsch  
752 NE 56th St  
Seattle, WA 98105

**201903200046**  
03/20/2019 11:38 AM 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.: 620037503

**CHICAGO TITLE**  
**620037503**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Karan Dawson, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Brian Hampsch and Elizabeth Hampsch, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

. Lot 3, SKAGIT COUNTY SHORT PLAT NO. PL-10-0151, recorded under Auditor's File No.  
201007210020, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130198 / 350327-3-003-1204

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
**2019 984**  
**MAR 20 2019**

Amount Paid \$ **4561.80**  
Skagit Co. Treasurer  
By **HB** Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: March 14, 2019

Karan Dawson  
Karan Dawson

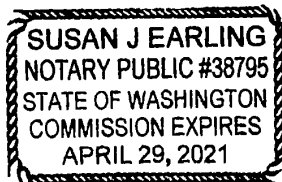
James E. Dawson  
James Dawson

State of WASHINGTONCounty of SNOHOMISH

I certify that I know or have satisfactory evidence that

KARAN DAWSON AND JAMES DAWSON

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/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: MARCH 19, 2019

Susan J Earling  
Name: SUSAN J. EARLING  
Notary Public in and for the State of WA  
Residing at: EDMONDS  
My appointment expires: 4.29.21

**EXHIBIT "A"**  
Exceptions

1. Lot of Record Certification including the terms, covenants and provisions thereof  
Recording Date: August 24, 2007  
Recording No.: 200708240140
2. Notice of Airport Noise and Overflight Effects including the terms, covenants and provisions thereof  
Recording Date: March 5, 2009  
Recording No.: 200903050091
3. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs including the terms, covenants and provisions thereof  
Recording Date: April 16, 2010  
Recording No.: 201004160072
4. 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 SKAGIT COUNTY SHORT PLAT NO. PL-10-0151:  
  
Recording No: 201007210020
5. Plat Lot of Record Certification including the terms, covenants and provisions thereof  
Recording Date: July 21, 2010  
Recording No.: 201007210021
6. Protected Critical Area Easement (PCA) including the terms, covenants and provisions thereof  
  
Recording Date: July 21, 2010  
Recording No.: 201007210022
7. Avigation Easement including the terms, covenants and provisions thereof  
  
Recording Date: July 21, 2010  
Recording No.: 201007210023
8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

**EXHIBIT "A"**Exceptions  
(continued)

"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."

9. The Land has been classified as Timber and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: November 23, 2010  
Recording No.: 201011230028

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

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

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 February 22, 2019  
between Brian Hampsch Elizabeth Hampsch ("Buyer")  
Buyer  
and Karan Dawson James Dawson ("Seller")  
Seller  
concerning 0 Josh Wilson Road 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.

Authenti... 02/22/2019  
Brian Hampsch  
Buyer 3:35:03 PM PST Date

Authenti... 02/22/2019  
Elizabeth Hampsch  
Buyer 4:09:47 PM PST Date

Authenti... 02/24/2019  
Karan Dawson  
Seller 8:18:51 AM PST Date

Authenti... 02/24/2019  
James Dawson  
Seller 7:50:16 AM PST Date