

When recorded return to:  
Matthew Payne  
630 South Anacortes Street  
Burlington, WA 98233

201907190073  
07/19/2019 11:38 AM Pages: 1 of 4 Fees: \$104.50  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620038609

CHICAGO TITLE CO.  
620038609

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas M. Holm and Shazarie O. Holm, husband and wife

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

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

The West half of Lots 13 and 14, together with the North 41.5 feet of the West 7 feet of the East  
half of Lots 13 and 14, in Block 123, First Addition to Burlington, Skagit Co., Wash., as per Plat  
recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P120639 / 4077-123-014-0100

Subject to:

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


SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

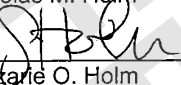
20193009  
JUL 19 2019

Amount Paid \$ 5612.00  
By Skagit Co. Treasurer  
HB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 9, 2019

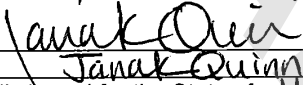
  
\_\_\_\_\_  
Nicholas M. Holm

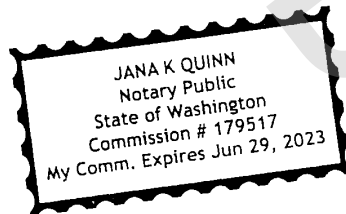
  
\_\_\_\_\_  
Shazarie O. Holm

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Nicholas M. Holm and Shazarie O. Holm 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: July 17 2019

  
\_\_\_\_\_  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**

## Exceptions

1. 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 Quit Claim Boundary Line Adjustment :

Recording No: 201506110067

2. 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 First Addition to Burlington, Skagit Co., Wash.:

Recording No: 8843

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

Granted to: Rocky J. Storm and Kristina Madere, husband and wife  
Purpose: Installation and maintenance of waterline  
Recording Date: January 13, 2006  
Recording No.: 200601130178

4. Reservations, easements and recitals contained in the Deed as set forth below:

Dated: July 8, 2004  
Recording Date: July 9, 2004  
Recording No.: 200407090063

5. 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

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

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Burlington.