

201907260065
07/26/2019 01:42 PM Pages: 1 of 5 Fees: \$105.50
Skagit County Auditor

When recorded return to:
Roberto Soto
1095 Curtis Avenue
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038992

CHICAGO TITLE
620038992

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jon Waisanen, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Roberto Soto, an unmarried person and Karina Soriano, 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): 1 SHORT PLAT BU-1-98 ptn E/2 Tract 70, Plat of the
Tax Parcel Number(s): P62757 / 3867-000-070-0001 Burlington Acreage
Property

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3134
JUL 26 2019

Amount Paid \$6,146.⁰⁰
Skagit Co. Treasurer
By *Gman* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 24, 2019

Jon Waisanen
Jon Waisanen
Lori Waisanen
Lori Waisanen

State of WASHINGTON
County of Island

I certify that I know or have satisfactory evidence that Jon Waisanen and Lori Waisanen is/are the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/24/19
Susan M Patton
Name: Susan M Patton
Notary Public in and for the State of WA
Residing at: Oak Harbor
My appointment expires: 2-11-2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62757 / 3867-000-070-0001

Lot 1, CITY OF BURLINGTON SHORT PLAT NO. BURL-1-98, approved May 5, 1998, and Recorded May 6, 1998, in Volume 13 of Short Plats, Pages 118 and 119, under Auditor's File No. 9805060108, records of Skagit County, Washington; being a portion of the East Half of Tract 70, Plat of the Burlington Acreage Property, according to the Plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 SHORT PLAT NO. BU-1-98:

Recording No: 9805060108
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. Assessments, if any, levied by the City of Burlington.
4. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 22, 2019

between Robert Soto Karina Soriano ("Buyer")
Buyer Buyer
and Jon Walsanen ("Seller")
Seller Seller
concerning 1095 Curtis 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.

[Signature] 07/22/19 [Signature] 06/22/19
Buyer Date Seller Date
[Signature] 06/22/19 _____
Buyer Date Seller Date