

When recorded return to:
Autumn Dennistoun
15029 State Route 530 NE
Arlington, WA 98223

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039078

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3427
Aug 14 2019
Amount Paid \$4864.40
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620039078
STATUTORY WARRANTY DEED

THE GRANTOR(S) Samuel F. Rivera, 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 Autumn Dennistoun, an unmarried person

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

LOT 15, "PLAT OF HARVEST EDGE, " AS RECORDED MARCH 17, 2006, UNDER AUDITOR'S
FILE NO. 200603170131, 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): P124204 / 4885-000-015-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2019

Samuel F. Rivera
Samuel F. Rivera
Azucena Rivera
Azucena Rivera

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that
Samuel F. Rivera and Azucena Rivera
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: Aug 6, 2019

Kelly K Miller
Name: Kelly K Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020



EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF WEST VIEW EAST:

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

Granted to: Puget Sound Energy, Inc. a Washington Corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 3, 2005
Recording No.: 200501030073

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 24, 1972
Auditor's No(s): 775757, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 7, 1972
Auditor's No(s): 777919, records of Skagit County, Washington
In favor of: Cascade Natural Gas Co.
For: pipeline of pipelines for the transportation of oil, gas and the products thereof

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 18, 2005
Auditor's No(s): 200504180199, records of Skagit County, Washington
In favor of: Paul D. Ericson and Marian K. Ericson, husband and wife
For: 30 foot wide public and private utility easement

6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 18, 2005
Auditor's No.: 200504180235, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances

EXHIBIT "A"
Exceptions
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 1, 2006
Auditor's No(s).: 200602010059, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information
8. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, 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 law;
Recorded: March 17, 2006
Auditor's No.: 200603170130, records of Skagit County, Washington
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF HARVEST EDGE:**

Recording No: 200603170131
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 20, 2006
Auditor's No(s).: 20060720061, records of Skagit County, Washington
In favor of: Comcast of Washington IV, Inc
For: broadband communication systems
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Burlington.
14. Assessments, if any, levied by Harvest Edge Community Association.

Authentisign ID: 020E321F-7B6C-4D3C-B565-F5DCB796B798

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 July 17, 2019

between Autumn Dennistoun ("Buyer")
Buyer Buyer

and Samuel F Rivera ("Seller")
Seller Seller

concerning 424 Harvest Edge Place 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.

Authentisign
Autumn Dennistoun 07/22/2019
Buyer 5:27:53 PM PDT Date

 7/18/19
Seller Date

Buyer Date

Seller Date