



201908200034

08/20/2019 11:41 AM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

When recorded return to:
Kyle Schaffer
300 North Spruce Street
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039204

CHICAGO TITLE
620039204
STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua M. Top, 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 Kyle Schaffer, an unmarried person

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

THAT PORTION OF LOTS 8, 9 AND 10 IN BLOCK 24, AMENDED PLAT OF BURLINGTON,
ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF
SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF A LINE WHICH IS 75 FEET NORTH OF
AND PARALLEL TO THE SOUTH LINE OF SAID LOTS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

20193518
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20193345 HB
AUG 20 2019 HB

Tax Parcel Number(s): P71451/4076-024-010-0108

Amount Paid \$ 5345.⁰⁰
Skagit Co. Treasurer
By HB Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 15, 2019



Joshua M. Top

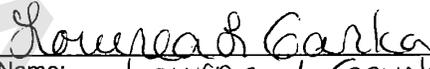


Rebecca Ann Top

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Joshua M. Top and Rebecca Ann Top are the person(s) who appeared before me, and said person(s) 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: August 16, 2019


Name: Lourea L. Garka
Notary Public in and for the State of USA
Residing at: Carlinton
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

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 Amended Plat of Burlington:

Recording No: 16511
2. Ordinance No. 1873 of the City of Burlington, and the terms and conditions thereof

Recording Date: April 4, 2019
Recording No.: 201904040025
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Burlington.

Authentisign ID: A6B09897-B2E5-436C-927D-0C57E5E142AE

Authentisign ID: CC4AD813-63F7-4515-B7B4-4569A317D729

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 Jul, 7, 2019
between Kyle Schaffer ("Buyer")
Buyer Buyer
and Joshua M Top ("Seller")
Seller Seller
concerning 300 N Spruce St Burlington WA 98213 (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
Kyle Schaffer 07/07/2019
Buyer Date

Josh Top 8/16/2019
Seller 07/08/2019
Date

Buyer Date Seller Date