

**When recorded return to:**

Janine Jones  
1326 S 10th St  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039322

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3598

Aug 23 2019

Amount Paid \$6500.22

Skagit County Treasurer

By Marissa Guerrero Deputy

**CHICAGO TITLE CO.**

620039322

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Darin S. Heiland and Nancy R. Heiland, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Janine Michelle Jones, a single woman

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.)

LT 9, HOMESTEAD PLACE, REC. NO. 200412010051, AMENDED IN REC. NO. 200505060135

Tax Parcel Number(s): P122253 / 4846-000-009-0000

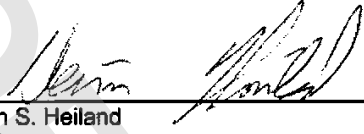
Subject to:

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

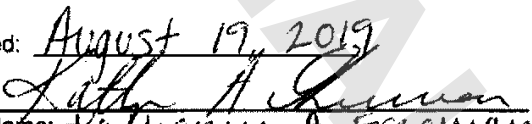
## STATUTORY WARRANTY DEED

(continued)

Dated: August 14, 2019

  
Darin S. Heiland  
Nancy R. HeilandState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Darin S. Heiland and Nancy R. Heiland 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: August 19, 2019  
  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Katheryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P122253 / 4846-000-009-0000**

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Lot 9, HOMESTEAD PLACE, according to the plat thereof recorded December 1, 2004 under Recording No. 200412010051, and amended May 6, 2005 under Recording No. 200505060135, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s):  
Recorded: November 11, 2004  
Auditor's No(s): 200410110031, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:  
  
Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)  
  
Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way  
  
Said instrument is a re-recording of instrument (s):  
Recorded: July 26, 2004  
Auditor's File No(s): 200407260154, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, disclosed by instrument(s):  
Recorded: January 8, 2003  
Auditor's No(s): 200301080008, records of Skagit County, Washington  
In favor of: City of Burlington  
For: Sewer  
Affects: Southerly 30 feet of said premises  
  
Note: Easement is also delineated on the face of said plat.
3. 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 Homestead Place Subdivision:  
Recording No: 200412010051  
Amended Plat of Homestead Place Subdivision:  
Recording No.: 200505060135
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual

**EXHIBIT "B"**

Exceptions  
(continued)

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;

Recorded: December 14, 2004

Auditor's No(s): 200412140045, records of Skagit County, Washington

Executed By: Homestead NW Dev. Co.

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: December 14, 2004  
Auditor's No(s): 200412140045, records of Skagit County, Washington  
Imposed By: Homestead Place Owners Association
6. 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 BURL SP 3-99:

Recording No: 199910210052

Correction to Short Plat BURL SP 3-99:

Recording No: 200508110100

Note on the face of Short Plat No. Burl 3-99, as follows:

If there is development of more than one single family residence, or further subdivision of Lot 2, improvements to Sharon Street shall be made per City of Burlington Municipal Code Chapter 12.28 (Street Standards).

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Burlington.
9. Assessments, if any, levied by Homestead Place Owner's Association.
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 July 20, 2019

between Janine Michelle Jones ("Buyer")  
Buyer  
and Darin S Heiland ("Seller")  
Seller  
Nancy R Heiland ("Seller")  
Seller  
concerning 1036 Homestead Drive 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.

Authentic  
Janine Jones 07/20/2019  
Buyer 8:21:48 PM PDT Date

Buyer Date

[Signature] 7/21/2019  
Seller Date

Nancy R. Heiland 7/21/2019  
Seller Date