

When recorded return to:
Jonathan Westra and Karen Westra
3507 Friday Creek Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3948
Sep 11 2019
Amount Paid \$12981.20
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038292

CHICAGO TITLE
W20038292

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack A. Burns and Sheena K. Burns, 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 Jonathan Westra and Karen Westra, a married couple and Luke Baeslack and Beth Baeslack, a married couple

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

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL06-0360, recorded November 22, 2006, under Auditor's File No. 200611220113, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

PTM. NE SW 20-30-4 (MD)

Tax Parcel Number(s): P125248 / 360420-3-001-0500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 6, 2019

Jack A. Burns
Jack A. Burns

Sheena K. Burns
Sheena K. Burns

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jack A. Burns and Sheena K. Burns 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: September 10, 2019

Kathryn A. Freeman
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
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 13, 1959
Auditor's No(s): 575160, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 15, 1925
Auditor's No(s): 182760, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

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 SKAGIT COUNTY SHORT PLAT NO. 80-76:

Recording No: 859513

4. 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 SKAGIT COUNTY SHORT PLAT NO. 96-019:

Recording No: 9608130050

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 29, 2007
Auditor's No.: 200705290180, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

6. 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 SKAGIT COUNTY SHORT PLAT NO. PL06-0360:

EXHIBIT "A"
Exceptions
(continued)

- Recording No: 200611220113
7. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Agreement;
Recorded: November 22, 2006
Auditor's No(s): 200611220115, records of Skagit County, Washington
8. Plat Lot of Record Certification
Recording Date: November 22, 2006
Recording No.: 200611220114
9. Sewer Service Agreement and the terms, conditions and monetary obligations thereof:
Recording Date: March 16, 2010
Recording No.: 201003160056
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. 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 June 24, 2019
between Jonathan Westra, Karen Westra Lnke Baeslack, Beth Baeslack ("Buyer")
Buyer Buyer
and Jack A Burns Sheena K Burns ("Seller")
Seller Seller
concerning 3597 Friday Creek Road 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.

Authenticator
Jonathan Westra 06/24/2019
06/24/2019 1:58:30 PM PDT Date

Carl A. Burns 6-25-19
Seller Date

Authenticator
Karen Westra 06/24/2019
06/24/2019 12:58:59 PM PDT Date

[Signature] 6-25-19
Seller Date

Authenticator
[Signature] 06/24/2019
06/24/2019 2:46:48 PM PDT

Authenticator
[Signature] 06/24/2019
06/24/2019 2:27:26 PM PDT