

When recorded return to:
Cristie Lakey
318 South Ferry Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4201
Sep 27 2019
Amount Paid \$5453.58
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039843

CHICAGO TITLE
620039843

STATUTORY WARRANTY DEED

THE GRANTOR(S) William W. Cornelius, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cristie Lakey, 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.)

Ptn Lot 25, Block 135, First Addition to Burlington

Tax Parcel Number(s): P72232/ 4077-135-025-0401

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 15, 2019

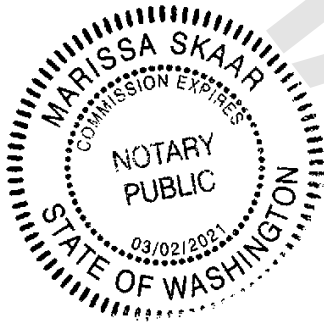


William W. Cornelius

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that William W. Cornelius is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/16/19





Name: Marissa Skaar
Notary Public in and for the State of Washington
Residing at: Stanwood
My appointment expires: 3/2/21

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72232/ 4077-135-025-0401

Parcel A:

The West 202.5 feet of Lot 25, Block 135, "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington;
Except the North 79.83 feet thereof.

Situate in the County of Skagit, State of Washington.

Parcel B:

A non-exclusive easement for ingress and egress along the West 10 feet of the North 79.83 feet of Lot 25, Block 135, "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington; and along the roadway known as Ferry Street.

Situate in the County of Skagit, State of Washington.

Parcel C:

A non-exclusive easement for sanitary sewer purposes over, across and under the right-of-way shown as Montero Lane on City of Burlington Short Plat Numbers Burl-03-01 and Burl-04-01, both approved March 19, 2004 and recorded March 19, 2004 and recorded as Skagit County Auditor's File Numbers 200403230030 and 200403230031, respectively;
Except that portion of said Montero Lane lying within Lot 1 of said Short Plat No. Burl-03-01;

Together with a non-exclusive easement for sanitary sewer purposes over, across and under the Easterly extension of said Montero Lane across Lot 4 of said Short Plat No. Burl-04-01.

All as conveyed by instrument recorded August 24, 2004 under Auditor's File No. 200408240132, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Cascade Natural Gas Corpora5tion
Purpose: Pipeline(s)
Recording Date: February 7, 1986
Recording No.: 8602070056
Affects: Parcel B

2. 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."

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.