

When recorded return to:
Mary Helen Miles Marinaccio
529 E Magnolia Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4360
Oct 07 2019
Amount Paid \$4188.00
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.: 620039707

CHICAGO TITLE
620039707

STATUTORY WARRANTY DEED

THE GRANTOR(S) Caren A. Corona, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mary Helen Miles Marinaccio, Trustee of the Mary Marinaccio Revocable Living Trust, Dated 01/12/2018

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

PARCEL A: P7131714076-007-004-0002

LOTS 3 AND 4, BLOCK 7, AMENDED PLAT OF BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH 20 FEET OF VACATED MAGNOLIA STREET ABUTTING SAID PREMISES ON THE SOUTH.

PARCEL B: P7287514096-001-004-0001

LOTS 3 AND 4, BLOCK 1, WALLACE ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BOTH SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P71317/ 4076-007-004-0002, P72875/ 4096-001-004-0001

Subject to:

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

Dated: October 2, 2019

Caren A. Corona
Caren A. Corona

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Caren A. Corona
_____ 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: October 7, 2019

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Drubingtn
My appointment expires: 03 01 2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 03-01-2020

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, Skagit County, Washington, recorded in Volume 3 of Plats, Page 17:

Recording No: 16511

Affects: Parcel A

2. 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 Wallace Addition to Burlington, recorded in Volume 6 of Plats, Page 4:

Recording No: 399317

Affects: Parcel B

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 5, 1985
Auditor's No(s): 8502050001, records of Skagit County, Washington
In favor of: Utility companies
For: Construction and maintenance of utilities

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

4. Public and/or private easements, if any, reserved in that vacated portion of Magnolia Street.

5. Agreement, including the terms and conditions thereof; entered into;
By: L.A. Hendricks
And Between: Joel Douglas
Recorded: August 25, 1981
Auditor's No. 8108250025, records of Skagit County, Washington
Providing: Regarding zoning

EXHIBIT "A"
Exceptions
(continued)

6. Reservations contained in deed:

Recording Date: August 10, 2007
Recording No.: 200708100120
Regarding: Skagit County Right to Farm Ordinance

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. Assessments, if any, levied by City of Burlington.

10. City, county or local improvement district assessments, if any.