



201910250087

10/25/2019 03:16 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Fernando E. Algara and Cecilia Galindo
P.O. Box 2309
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019.4683
OCT 25 2019

Amount Paid \$6964.80
Skagit Co. Treasurer
By *mm* Deputy

CHICAGO TITLE CO.
620040282
STATUTORY WARRANTY DEED

THE GRANTOR(S) Sally Straathof, also appearing of record as Sally Lorine Straathof, 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 Fernando E. Algara and Cecilia Galindo, husband and wife

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. TR. C, SKAGIT CO SP NO. 40-76, BEING A PTN. TR. 74, PLAT OF THE BURLINGTON
ACRAGE PROPERTY

Tax Parcel Number(s): P99314 / 3867-000-074-0500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

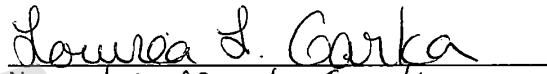
Dated: October 22, 2019


Sally Straathof

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sally Straathof is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 24, 2019


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

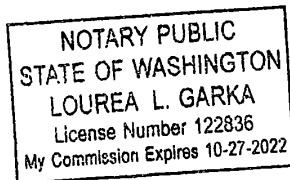


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99314 / 3867-000-074-0500

The North 110 feet of the West 70 feet of that portion of Tract C of SKAGIT COUNTY SHORT PLAT NO. 40-76, approved September 15, 1976, recorded September 15, 1976 and recorded in Volume 1 of Short Plats, page 170, under Auditor's File No. 842705, lying East of Tract B of said SHORT PLAT NO. 40-76; being a portion of Tract 74, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being a portion of the Northeast quarter of Section 5, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
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 SKAGIT COUNTY SHORT PLAT NO. 40-76:

Recording No: 842705

2. Reservations and recitals contained in the Deed as set forth below:

Recording Date: August 8, 1991
Recording No.: 9108080033

3. 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 Survey:

Recording No: 199912230011

4. Any claim based on the failure to comply with the provisions of Governmental Laws and Regulations regarding the division of land.

5. 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

EXHIBIT "B"

Exceptions (continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by the City of Burlington.