

When recorded return to:
Han Nguyen and Tam Le
312 East Magnolia Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4854
Nov 04 2019
Amount Paid \$2675.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040270

CHICAGO TITLE
020040270

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adolph A. Rivas and Angela Rivas, 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 Han Nguyen and Tam Le, a married couple

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

The West 20 feet of Lot 6, all of Lot 7, and the East 10 feet of Lot 8, Block 88, AMENDED PLAT
OF BURLINGTON, SKAGIT COUNTY, WASH., according to the plat thereof recorded in Volume 3
of Plats, page 17, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P71876/ 4076-088-008-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 21, 2019


Adolph A. Rivas

Angela Rivas

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

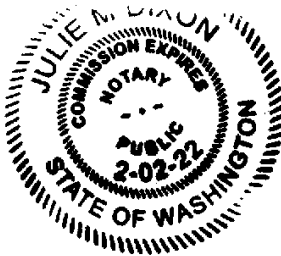
Adolph A Rivas + Angela Rivasis/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 10/29/19
Name: Julie M DixonNotary Public in and for the State of WASHResiding at: Camano IslandMy appointment expires: 2/2/2022

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 the Amended Plat of Burlington:

Recording No: 16511

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 Survey:

Recording No: 201111020048

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Burlington.

EXHIBIT "A"

Exceptions
(continued)

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