

When recorded return to:
Novelli Haddick and Gregory Haddick
123 Pioneer Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4916
Nov 08 2019
Amount Paid \$8549.00
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.: 620040259

CHICAGO TITLE
620040259

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arlyn Livingston and Kristine Livingston, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Gregory Haddick and Novelli Haddick, a married couple

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.)

Lot(s): 23, FAIRVIEW ADDITION, REPLAT IN TRACTS 35 AND 38, PLAT OF THE
BURLINGTON ACREAGE PROPERTY



Tax Parcel Number(s): P130068 / 4083-000-023-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: October 19, 2019


Arlyn Livingston

Kristine Livingston

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Arlyn A. Livingston and Kristine E. Livingston 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: November 7, 2019


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

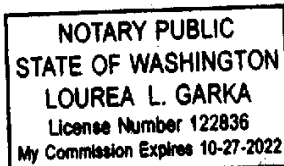


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P130068 / 4083-000-023-0000

Lot 23, FAIRVIEW ADDITION, REPLAT IN TRACTS 35 AND 38, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 7 of Plats, page 55, records of Skagit County, Washington.

EXCEPT the North 10 feet of Lot 23, FAIRVIEW ADDITION, REPLAT IN TRACTS 35 AND 38, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 7 of Plats, page 55, records of Skagit County, Washington.

(Also shown of record as Lot 23-B of Survey recorded under Auditor's File No. 200911130127, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: February 14, 1956
Auditor's No(s).: 531650, records of Skagit County, Washington
Executed By: Wilson W. Swank and Minnie Swank, husband and wife; and Ernest Boettcher and Iva Boettcher, husband and wife
2. Terms and conditions of Quit Claim Deed Boundary Line Adjustment

Recording Date: November 13, 2009
Recording No.: 200911130126
As Follows:
"The above described property will be combined or aggregated with contiguous property owned by the grantee. This boundary adjustment is not for the purpose of creating an additional building lot."
3. Record of Survey

Recording Date: November 13, 2009
Recording No.: 200911130126
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sidney Livingston and Ryann Perry
Purpose: Ingress and egress
Recording Date: December 21, 2018
Recording No.: 201812210025

Said easement also states that No permanent structure will be built within the described easement area
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Burlington.
7. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 October 10, 2019

between Novelli Haddick Greggory Haddick ("Buyer")
Buyer Buyer

and Livingston Livingston ("Seller")
Seller Seller

concerning 123 Pioneer Drive 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.

Authentication
Novelli Haddick 10/10/2019
Buyer 12:17 PM PDT Date

Authentication
Greggory Haddick 10/10/2019
Buyer 1:11:38 PM PDT Date

[Signature] 11-7-19
Seller Date

[Signature] 10-10-19
Seller Date

[Signature] 11/7/19
Seller Date