

201911180112
11/18/2019 11:34 AM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

When recorded return to:

Rachel Marie Reese
691 Hamlin Place
Burlington, WA 98233

Land Title and Escrow
01-174133-0

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heather Johnson, an unmarried woman, as her sole and separate property
for and in consideration of \$10.00 and good and other valuable consideration
in hand paid, conveys, and warrants to Rachel Marie Reese, a single woman
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 23, "PLAT OF WEST VIEW EAST," as per plat recorded on January 27, 2006, under
Auditor's File No. 200601270091, which is a correction of Auditor's File No. 200501030074,
records of Skagit County, Washington.
Situate in the City of Burlington, County of Skagit, State of Washington.

Abbreviated Legal: n/a

Tax Parcel Number(s): 4851-000-023-0000 PROPERTY ID NO., P122449

SUBJECT TO: SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HERETO.


TOGETHER WITH AND SUBJECT TO: SEE ATTACHED SKAGIT COUNTY RIGHT TO MANAGE AND BY
THIS REFERENCE MADE A PART HERETO.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5025
NOV 18 2019

Amount Paid \$ 6,680⁰⁰
Skagit Co. Treasurer
By *ikam* Deputy

LPB 10-05

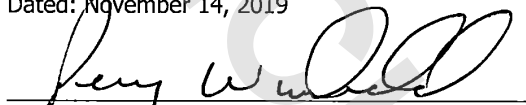
Dated: November 14, 2019


Heather Johnson

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Heather Johnson (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 14, 2019


Notary Public in and for the State of Washington

My appointment expires: 10/22/23

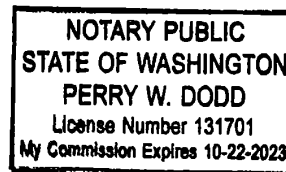


EXHIBIT "A"

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENT AND RESERVATIONS CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

Declaration Dated: December 30, 2004
Recorded: January 3, 2005
Auditor's No.: 200501030073
Executed By: Hansell Mitzel LLC

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat: West View East
Recorded: January 27, 2006
Auditor's No.: 200601270091, a correction of Auditor's File No.
200501030074

RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NO. AND OF LIGHT, VIEW AND AIR:

By Deed To: State of Washington
Recorded: October 19, 1954
Auditor's No.: 508074

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Recorded: January 10, 2005
Auditor's No.: 200501100131

Said instrument is a re-recording of instrument recorded November 22, 2004, under Auditor's File No. 200411220174.

MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Sound Development Group
Recorded: January 27, 2006
Auditor's File No.: 200601270091

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 11, 2019

between Rachel Reese ("Buyer")
Buyer Buyer

and Heather Johnson ("Seller")
Seller Seller

concerning 691 Hamlin Place 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.

Authentic
Rachel Reese 10/11/2019
Buyer 12:14:04 PM PDT Date

[H] Heather Johnson 10/11/2019 11-14-19
Seller Date

Buyer Date

Seller Date