

When recorded return to:  
Heidi Rosemarie Graf  
2607 Shannon Point Rd  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-5107  
Nov 22 2019  
Amount Paid \$10062.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

770 NE Midway Blvd., PO Box 1050  
Oak Harbor, WA 98277

Escrow No.: 245417660

CHICAGO TITLE  
620040554

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christian Burnett and Allison Burnett, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Heidi Rosemarie Graf, an unmarried person

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 Lots 13, 14 and 15, Block 6 First Plat Ship Harbor

Tax Parcel Number(s): P116656

Subject to: Exhibit B attached hereto and made a part hereof  
Dated: 20 November 2019

Christian Burnett

Allison Burnett

State of Virginia

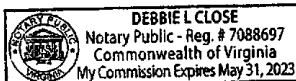
City of Virginia Beach

I certify that I know or have satisfactory evidence that

Christian Burnett and Allison Burnett

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: 20 November 2019



Name: Debbie L. Close  
Notary Public in and for the State of Virginia  
Residing at: Virginia  
My appointment expires: 31 May 2023

**EXHIBIT "A"**  
Legal Description

A portion of Lots 13, 14 and 15, Block 6, FIRST PLAT OF SHIP HARBOR, according to the plat thereof filed in Volume 1 of Plats, page 13, records of Skagit County, Washington;  
TOGETHER WITH vacated portions of the West Half of alley vacated under Ordinance Number 1989, as would attach thereto by operation of law, being more particularly described as follows:  
Commencing at the Southwest corner of said Block 6;  
thence North 0°47'44" East along the West line of said Block 6 a distance of 140.43 feet to the true point of beginning; thence North 0°47'44" East continuing along the West line of said Block 6 a distance of 70.00 feet; thence North 89°47'58" East a distance of 126.18 feet to the centerline of vacated alley; thence South 0°47'04" West along the centerline of vacated alley a distance of 70.00 feet; thence South 89°47'59" West a distance of 126.19 feet to the true point of beginning.  
(Also known as Lot C of Survey recorded December 29, 1997, under Auditor's File No. 9712290041 in Volume 20 of Surveys, page 35, records of Skagit County, Washington.)  
Situate in the County of Skagit, State of Washington

## EXHIBIT B

## SPECIAL EXCEPTIONS

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: 9712290041

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 First Plat of Ship Harbor.

Recording No: Volume 1, page 13

Public and private easements, if any, over vacated portion of said premises.

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."

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