

When recorded return to:
Wilbur Springer
20157 Lafayette Rd
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5344
Dec 11 2019
Amount Paid \$6858.00
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.: 620040762

CHICAGO TITLE
620040762

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sharon Ann Dynes, Trustee of the Arthur William Dynes and Sharon Ann Dynes Family Trust Uwd October 4, 2016

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Wilbur Springer, 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.)

Lot(s): Ptn. 1 and 2 Block: 131 PLAT OF FIRST ADDITION TO BURLINGTON

Tax Parcel Number(s): P72170 / 4077-131-001-0002, P72171 / 4077-131-001-0101

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 9, 2019

Dynes Family Trust

BY: Sharon Dynes Trustee
Sharon Dynes, Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sharon Dynes is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Sharon Ann Dynes, trustee of The Dynes Family Trust dated October 4, 2016 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-10-19

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

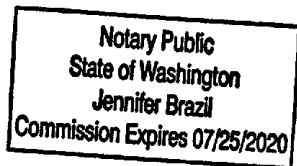


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72170 / 4077-131-001-0002 and P72171 / 4077-131-001-0101

Parcel A:

The West of Lot 1, Block 131, Plat of "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per Plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington;

TOGETHER WITH that portion of the South 1/2 of vacated Cedar Street adjacent thereto which would attach by operation of law.

ALSO TOGETHER WITH that portion of Lot 2, Block 131, said Plat of "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per Plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 2, Block 131; thence South 89° 36' 54" East along the North line of said Lot 2 for a distance of 154.85 feet, more or less, to the Southeast corner of the West 1/2 of Lot 1, Block 131, said Plat of "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," thence South 0° 21' 55" East on the Southerly projection of the East line of said West 1/2 of Lot 1 for a distance of 536 feet; thence South 88° 52' 43" West for a distance of 154.85 feet, more or less, to the West line of said Lot 2, also being the East right-of-way margin of South Pine Street at a point bearing South 0° 22' 11" East from the point of beginning; thence North 0° 22' 11" West along said West line for a distance of 9.43 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B:

The East 1/2 of Lot 1, Block 131, together with the South 1/2 of vacated Cedar Street adjacent which reverted thereto by operation of law, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,
Recording Date: March 29, 2011
Recording No.: 201103290030
2. Public or private easements, if any, over vacated portion of said premises.
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Burlington.
5. City, county or local improvement district assessments, if any.



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 November 10, 2019

between Wilbur Springer ("Buyer")

and Arthur William & Sharon Ann Dy ("Seller")
Sharon Dynes, Trustee

concerning 900 S Pine Street (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.

Buyer
Wilbur Springer
Date
Buyer 8:03:17 PM PST

Buyer
Date

Sharon Dynes TTEE
Seller
Date

Sharon Dynes Trustee
Seller
Date

12/10/2019