

When recorded return to:
Monica Brito
903 Keta Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5388

Dec 13 2019

Amount Paid \$5167.00
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.: 620040582

CHICAGO TITLE

020040582

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gloria L Granfors, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Monica Brito, an unmarried woman and Benjamin Galvan, an unmarried man

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

The East 87.5 feet of Lot 12 of WESTVIEW ACRES SUBDIVISION, as per plat recorded in Volume 7 of Plats, page 35, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P70255 / 4037-000-012-0104

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: December 10, 2019

Gloria L Granfors
By Terry Granfors her attorney in fact

Gloria L Granfors,

By: Terry Granfors, her attorney in fact

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Terry Granfors is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Gloria Granfors to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 12, 2019

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

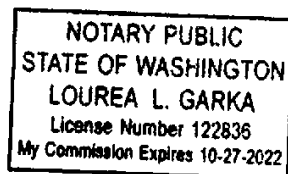


EXHIBIT "A"
Exceptions

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 WESTVIEW ACRES SUBDIVISION:

Recording No: 515189

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 1, 1955
Recording No.: 515509

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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

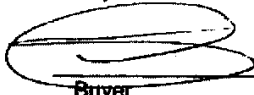
The following is part of the Purchase and Sale Agreement dated 10-25-2019
between Ben Galvan Monica Brito ("Buyer")
Buyer Buyer
and Estate of Marvin R. Granfors Gloria L. Granfors ("Seller")
Seller Seller
concerning 903 Keta Ave Burlington WA 98233 (the "Property")
Address City State Zip

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.

Monica Brito 10-26-19
Buyer Date

Buyer
10-26-19
Date
[Authentication] Ferry L. Granfors 09/18/2019
Seller Date
[Authentication] Ferry L. Granfors Attorney-in-Fact 09/18/2019
Seller Date