

When recorded return to:
Earl M. Garlin, Jr and Norma Jean Garlin
982 South Anacortes Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-363

Jan 30 2020

Amount Paid \$5541.00

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041095

CHICAGO TITLE

W20041095

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christina N. Riley and Steven J. Riley, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Earl M. Garlin, Jr and Norma Jean Garlin, 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.)

PTN. TR. 70, PLAT OF THE BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P62761 / 3867-000-070-0803

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

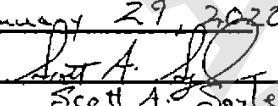
Dated: January 23, 2020



Christina N. Riley

Steven J. RileyState of WASHINGTON
County of ~~Snohomish~~ Snohomish

I certify that I know or have satisfactory evidence that Christina N. Riley and Steven J. Riley 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: January 29, 2020

Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/20

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62761 / 3867-000-070-0803

That portion of the South Half of the West Half of Tract 70, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of said Tract 70;
Thence South 89°40'30" East along the South line of said Tract 70, 100.00 feet;
Thence North 0°24'00" West parallel with the West line of the said Tract 70, 60.00 feet;
Thence North 89°40'30" West parallel with said South line 100.00 feet to the said West line of Tract 70;
Thence South 0°24'00" East along said West line 60.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
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 Plat of the Burlington Acreage Property:

Recording No: Volume 1, page 49

2. 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."

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.
5. Assessments, if any, levied by City of Burlington.