

When recorded return to:
Felicia Marie Cisneros and Augustine Cisneros
822 Cassandra Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1370

Apr 17 2020

Amount Paid \$6165.00
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.: 620041712

CHICAGO TITLE
620041712

STATUTORY WARRANTY DEED

THE GRANTOR(S) Shane Van Den Hende and Julia F. Van Den Hende who acquired title as Julia F. Matylinski, A Married Couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Felicia Marie Cisneros and Augustine Cisneros, wife and husband

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): 4, Burlington Short Plat No. BURL SS 2-04

Tax Parcel Number(s): P124607 / 3867-000-081-1500

*ptn. Tract B1,
Burlington Acreage
Property
(nd)*

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: March 29, 2020



Shane Van Den Hende

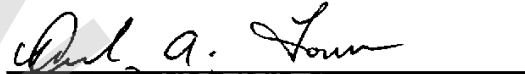


Julia F. Van Den Hende

State of WASHINGTON

County of ~~SKAGIT~~ ^{mt} Benton

I certify that I know or have satisfactory evidence that Shane Van Den Hende and Julia F. Van Den Hende 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: 4-15-2020
Name: Derek A. Tonn
Notary Public in and for the State of WA
Residing at: Benton County
My appointment expires: 12-17-2020

DEREK A TONN
Notary Public
State of Washington
My Appointment Expires Dec 17, 2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124607 / 3867-000-081-1500

Lot 4, City of Burlington Short Plat No. BURL SS 2-04, recorded April 28, 2006, under Auditor's File No. 200604280059, records of Skagit County, Washington; being a portion of Tract 81, Burlington Acreage Property.

EXCEPT that portion of said Lot 4 described as follows:

BEGINNING in the Southeast corner of Lot 4, City of Burlington Short Plat No. BURL SS 2-04;
Thence North 0 degrees 25'10" West a distance of 2.84 feet along the Eastern boundary of said Lot 4;
Thence North 89 degrees 55'13" West a distance of 53.00 feet parallel to the South boundary of said Lot 4;
Thence South 89 degrees 55'13" East a distance of 53.00 feet along the South boundary of said Lot 4
to the TRUE POINT OF BEGINNING.

Situate in Skagit County, Washington.

EXHIBIT "B"**Exceptions**

1. Agreement, including the terms, covenants and provisions thereof;

Executed by: Carolyn Lloyd, et al and Greg Kreider and Dawnell Kreider, husband and wife
Recording Date: March 4, 2005
Recording No.: 200503040111
Regarding: Easement agreement for sewer
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution system and appurtenances thereto
Recording Date: July 5, 2005
Recording No.: 200507050154
3. 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 City of Burlington Short Plat No. BURL SS 2-04:

Recording No: 200604280059
4. Covenants, conditions, assessments, restrictions and easements 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: June 22, 2007
Recording No.: 200706220132
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cassandra Court Homeowner's Association
Recording Date: June 22, 2007
Recording No.: 200706220132
6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "B"

**Exceptions
(continued)**

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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Burlington.
9. Assessments, if any, levied by Cassandra Court Homeowner's Association.
10. City, county or local improvement district assessments, if any.