

When recorded return to:
Elizabeth Turman-Bryant and Phillip Nicholas
Turman-Bryant
130 South Anacortes Street
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042244

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1895

Jun 01 2020

Amount Paid \$6165.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott LeBeau and Jennifer LeBeau, *husband & wife*

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Elizabeth Turman-Bryant and Phillip Nicholas Turman-Bryant, a married couple

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

Lots 12, 13 and 14, Block 45, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.,"
as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P71606 / 4076-045-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 5/21/2020Scott LeBeau
Scott LeBeauJennifer LeBeau
Jennifer LeBeauState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Scott LeBeau and Jennifer LeBeau 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.

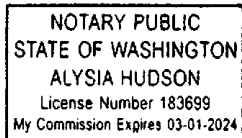
Dated: May 21 2020Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Exceptions

1. Public or private easements, if any, over vacated portion of said premises
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account No.: P71606 / 4076-045-014-0000
Levy Code: 0905
Assessed Value-Land: \$105,100.00
Assessed Value-Improvements: \$220,700.00

General and Special Taxes:

Billed: \$3,536.34
Paid: \$1768.21
Unpaid: \$1768.13

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 April 13, 2020

between Elizabeth Turman-Bryant Phillip Nicholas Turman-Bryant ("Buyer")
Buyer Buyer
and Scott LeBeau Jennifer LeBeau ("Seller")
Seller Seller
concerning 130 S Anacortes 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.

Authentication
Elizabeth Turman-Bryant 04/13/2020
Buyer 5:11:22 PM PDT Date

Authentication
Phillip Nicholas Turman-Bryant 04/13/2020
Buyer 4/13/2020 5:15:37 PM PDT Date

Authentication
Scott LeBeau 04/13/2020
Seller 8:31:04 PM PDT Date

Authentication
Jennifer LeBeau 04/13/2020
Seller 7:55:16 PM PDT Date