

**When recorded return to:**  
Charles Huddleston  
912 East Washington Avenue  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1925

Jun 02 2020

Amount Paid \$5205.00  
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

**CHICAGO TITLE**  
**620042255**

Escrow No.: 620042255

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Matt Purcell also appearing as Matthew T. Purcell and Carmen Purcell, also appearing of record as Maria Carmen Purcell, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Charles Huddleston, unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
THE WEST 1/2 OF LOT 6, ALL OF LOT 7 AND THE EAST 1/2 OF LOT 8, BLOCK 51,  
"AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED  
IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

Tax Parcel Number(s): P71634 / 4076-051-008-0014

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 20, 2020

Matthew T. Purcell  
Matthew T. Purcell  
Carmen Purcell  
Carmen Purcell

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Matthew T. Purcell and Carmen Purcell 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 29, 2020

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

Alysia 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. 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 AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 12, 1947  
Auditor's No(s): 404288, records of Skagit County, Washington  
In favor of: City of Burlington  
For: Public sewer line  
Affects: Said premises and other property
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Burlington  
Purpose: Public Sewer Line  
Recording No.: 404294  
Affects: Said premises
  
4. City, county or local improvement district assessments, if any.
  
5. Assessments, if any, levied by City of Burlington.

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

April 26, 2020

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_  
between Charles Huddleston ("Buyer")  
Buyer Buyer  
and Matthew T Purcell M Carmen Purcell ("Seller")  
Seller Seller  
concerning 912 E Washington 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.

AuthentisIGN  
*Charles Huddleston*  
04/26/2020  
Date  
04/26/2020 8:01:18 PM PDT

Buyer Date

AuthentisIGN  
*Matthew Purcell*  
04/07/2020  
Date  
04/07/2020 7:47:23 PM PDT

AuthentisIGN  
*Maria Carmen Purcell*  
04/07/2020  
Date  
04/07/2020 8:01:14 PM PDT

Seller Date