

When recorded return to:
Juan Manrique
510 Tiger Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042339

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1990

Jun 08 2020

Amount Paid \$5604.20
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620042339

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Isaacson and Jill Isaacson, 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 Juan Manrique, an unmarried person and Alicia DeLacruz, an unmarried person

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): 2, Skagit County Short Plat No. BURL-3-95; being ptn. Lot 1 2 13, Block 135,

Tax Parcel Number(s): P72207 / 4077-135-013-0300 First Addition to Burlington

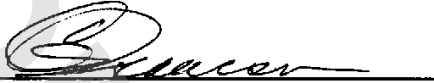
Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: June 4, 2020



Christopher Isaacson



Jill Isaacson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Christopher Isaacson and Jill Isaacson 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.

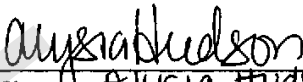
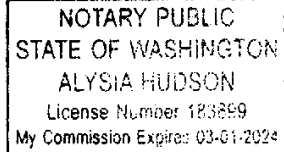
Dated: June 5, 2020
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72207 / 4077-135-013-0300

PARCEL A:

Lot 2, CITY OF BURLINGTON SHORT PLAT BURL-3-95, approved May 31, 1995, recorded May 31, 1995, in Volume 11 of Short Plats, Pages 212 and 213, under Auditor's File No. 9505310099, being a portion Lots 12 and 13, Block 135, FIRST ADDITION TO BURLINGTON, as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across that certain strip of land described in easement recorded May 18, 1995 under Auditor's File No. 9505180056, records of Skagit County, Washington.

Situated in Skagit County, 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 BURLINGTON SHORT PLAT NO. BURL-3-95:

Recording No: 9505310099

2. Easements as disclosed by Deed for ingress, egress and sewer including the terms, covenants and provisions thereof

Recording Date: December 4, 1998

Recording No.: 9812040020

3. 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: May 30, 1996

Recording No.: 9605300063

4. 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: May 30, 1996

Recording No.: 9605300063

5. 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: May 30, 1996

Recording No.: 9605300064

EXHIBIT "B"**Exceptions
(continued)**

6. Assessments or Charges and Liability to further assessments or charges including the terms, covenants and provisions thereof

Recording Date: May 30, 1996
Recording No.: 9605300063

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Commonwealth L.P..
10. Assessments, if any, levied by Burlington.
11. City, county or local improvement district assessments, if any.