

**When recorded return to:**  
Rosa Arellano  
1265 Montero Lane  
BURLINGTON, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2265

Jun 24 2020

Amount Paid \$6309.00

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**  
**620042649**

Escrow No.: 620042649

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William Langley, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Rosa Arellano, 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 2, BURLINGTON SP BURL-03-01; BEING PTN. LOTS 8-10, BLOCK 135, FIRST ADDITION  
TO BURLINGTON

Tax Parcel Number(s): P121472/4077-135-008-0200

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 6-8-2020  
\_\_\_\_\_  
William LangleyState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that William Langley is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-8-2020  
\_\_\_\_\_  
Name: Jennifer BrazilNotary Public in and for the State of WAResiding at: Skagit CountyMy appointment expires: 7-25-2024

JENNIFER BRAZIL  
Notary Public  
State of Washington  
Commission # 187468  
My Comm. Expires Jul 25, 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P121472/4077-135-008-0200**

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LOT 2 OF CITY OF BURLINGTON SHORT PLAT NO. BURL-3-01, AS APPROVED MARCH 19, 2004, AND RECORDED MARCH 23, 2004, UNDER AUDITOR'S FILE NO. 200403230030, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 8, 9, AND 10, BLOCK 135, "FIRST ADDITION TO BURLINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS MONTERO LANE AS DELINEATED ON CITY OF BURLINGTON SHORT PLAT NO. BURL-3-01, AS APPROVED MARCH 19, 2004, AND RECORDED MARCH 23, 2004, UNDER AUDITOR'S FILE NO. 200403230030, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 8, 9 AND 10, BLOCK 135, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Short Plat No. BURL-3-01:

Recording No: 200403230030

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John Shaw, et al  
Purpose: ingress, egress and utilities  
Recording Date: December 12, 2003  
Recording No.: 200312120126 Recording No.: 200312120127  
Affects: as described in said instrument

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: electric transmission and/ or distribution line, together with necessary appurtenances  
Recording Date: January 20, 2004  
Recording No.: 200401200185  
Affects: electric transmission and/or distribution line, together with necessary appurtenances

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: pipes and necessary appurtenances for the transportation and control of water, sewer and electronic information with a non-exclusive easement for ingress, egress and utilities  
Recording Date: April 22, 2004  
Recording No.: 200404220052  
Affects: as described in said instrument

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Larry D. Mitzel and Kerri R. Mitzel, husband and wife  
Purpose: sanitary sewer

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

Recording Date: August 24, 2004  
Recording No.: 200408240132  
Affects: Montero Lane

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Burlington.
9. 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."