

**When recorded return to:****Mr. and Mrs. Timothy G Johnson**  
**900 Greenleaf Ave**  
**Burlington, WA 98223**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2391

Jun 30 2020

Amount Paid \$4925.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Filed for Record at Request of

**Foundation Escrow, Inc.**

Escrow Number: 20-4825-JB

**Statutory Warranty Deed**

GNW 20-5269

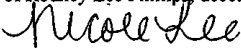
**THE GRANTOR Nicole Lee as Personal Representative of the Estate of Rodney Lee Phillips, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy G Johnson and Andrea L Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.**

Tax Parcel Number(s): P71751, 4076-067-010-0008

**Lots 8, 9 & 10, Block 67, Amended Plat of Burlington, according to the Plat thereof recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington. Situated in Skagit County, Washington.**

**SUBJECT TO: Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Amended Plat of Burlington recorded July 3, 1894 as Auditor's File No. Vol 3 of Plats, Page 17; Easement, affecting a portion of subject property for the purpose of Sewer Line including terms and provisions thereof granted to City of Burlington recorded May 12, 1947 as Auditor's No. 404293.**

**EXHIBIT "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.**

Dated June 27, 2020Nicole Lee as Personal Representative of the Estate  
of Rodney Lee Phillips, deceased

By: Nicole Lee, Personal Representative

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Nicole Lee  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that she signed this instrument, on oath stated she  
is/are authorized to execute the instrument and acknowledge that as the  
Personal Representative of the Estate of Rodney Lee Phillips, deceased  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.


Dated: June 29, 2020  
Notary Public in and for the State of Washington  
Residing at Federal Way  
My appointment expires: 09-09-2023

EXHIBIT "A"  
SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
06/23/2020

<b>IN RE THE ESTATE OF RODNEY LEE PHILLIPS:</b>	No. 16-4-00318-4  LETTERS TESTAMENTARY
---	--

**I. BASIS**

- 1.1 The last will of RODNEY LEE PHILLIPS late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 19, 2016.
- 1.2 In that will NICOLE LEE is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT NICOLE LEE is authorized by this court to execute the will of the above decedent according to law.

DATED 06/23/2020.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

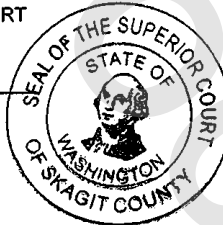
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on June 26, 2020.

I further certify that these letters are now in full force and effect.

DATED: 06/23/2020

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk



## EXHIBIT "B"

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 27, 2020

between Timothy G Johnson Andrea L Johnson ("Buyer")  
Buyer Buyer  
and Estate of Rodney Phillips ("Seller")  
Seller Seller  
concerning 900 Greenleaf Avenue Burlington WA 98223 (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  
Timothy G Johnson 05/27/2020  
Buyer Date  
05/27/2020 7:25:26 AM PDT

Authentisign  
Nicole Lee 06/02/2020  
Seller Date  
06/02/2020 9:35:34 AM PDT

Authentisign  
Andrea L Johnson 05/27/2020  
Buyer Date  
05/27/2020 7:28:59 AM PDT

Seller Date