



202007140137

07/14/2020 03:58 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Joshua C. Pelonio
1218 Bradley Court
Burlington, WA 98233

LAND TITLE OF SKAGIT COUNTY

01-176150-S

Escrow Number: 2020-13586-FW

Filed for Record at the request of: Aegis Land Title Group dba Attorney's Title

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer L. English, a single woman, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Joshua C. Pelonio, a single man the following described real estate, situated in Skagit County, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey, and including the attached Exhibit "B"

Abbreviated Legal: Lot 11, Burlington Meadows.
Tax Parcel Number(s): P84030

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2020 2626
JUL 14 2020

Dated: July 8, 2020

Amount Paid \$ 5285.00
Skagit Co. Treasurer
By HPB Deputy

Jennifer L. English
Jennifer L. English

STATE OF ~~WASHINGTON~~ *California*
COUNTY OF *Contra Costa*

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

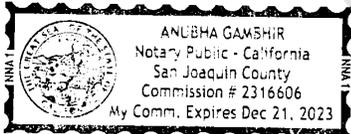
Dated: 8 day of July, 2020

Anubha
Signature

Notary Public
Title

My appointment expires:

This notarial act involved the use of communication technology (check box if applicable).



Exp Dec 21, 2023

EXHIBIT A
LEGAL DESCRIPTION

Property Description:

Lot 11, "PLAT OF BURLINGTON MEADOWS," as per plat recorded in Volume 14 of Plats, pages 135 and 136, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

EXHIBIT B

EASEMENT AND THE TERMS AND CONDITIONS THEREOF: Grantee: Puget Sound Power & Light Company, a Washington corporation Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system Area Affected: A strip of land 10 feet in width located within said property lying parallel with and adjoining all street and road rights of way. As delineated on the proposed Plat of Burlington Meadows Dated: September 6, 1989 Recorded: November 13, 1989 Auditor's No.: 8911130047

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT: Plat/Short Plat: Plat of Burlington Meadows Recorded: April 27, 1990 Auditor's No.: 9004270014 C. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED: Grantor: Lawrence A. Jaderlund and Linda O. ChinnJaderlund, husband and wife Grantee: Alicia K. Pimental, a single person Recorded: April 25, 2006 Auditor's No.: 200604250102

As Follows: "Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."