

**When recorded return to:**  
Angelica Roth and Kyle Roth  
1224 Kendra Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3420

Aug 31 2020

Amount Paid \$5925.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043668

CHICAGO TITLE  
620043668

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Smith and Mallorie Smith, 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 Angelica Roth and Kyle Roth, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 29, PLAT OF COUNTRY AIRE, PHASE 2, AS PER PLAT RECORDED IN VOLUME 15 OF  
PLATS, PAGES 119 AND 120, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P104146 / 4615-000-029-0008

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: August 20, 2020

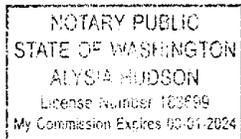
Christopher Smith  
Christopher Smith  
Mallorie Smith  
Mallorie Smith

State of washington  
County of SKagit

I certify that I know or have satisfactory evidence that Christopher Smith and Mallorie Smith is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 27, 2020

Alysa Hudson  
Name: Alysa 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 PLAT OF COUNTRY AIRE PH. 2:  
  
Recording No: 9311100033
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 28, 1906  
Auditor's No.: 61920, records of Skagit County, Washington  
In favor of: The Puget Sound and Baker River Railroad Company  
For: A 50 foot wide strip of land  
Affects: A railroad right-of-way
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: July 3, 1907  
Auditor's No.: 63372, records of Skagit County, Washington  
In favor of: The Puget Sound and Baker River Railroad Company  
For: A 50 foot wide strip of land  
Affects: A railroad right-of-way
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 29, 1992  
Auditor's No.: 9210290099, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 29, 1993  
Auditor's No.: 9303290048, records of Skagit County, Washington  
In favor of: Dike District No. 12  
For: Ingress and egress  
Affects: The Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77,  
Plat of Burlington Acreage Property
6. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.
7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: June 11, 1993  
Auditor's No.: 9306110140, records of Skagit County, Washington  
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan  
  
AMENDED by instrument(s):  
Recorded: September 15, 1993  
Auditor's No(s): 9309150090, records of Skagit County, Washington
8. 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

**EXHIBIT "A"**

Exceptions  
(continued)

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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.