

When recorded return to:
Susan Pasternak
9728 Dibble Ave NW
Seattle, WA 98117

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3664
Sep 15 2020
Amount Paid \$1925.00
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.: 620043377

CHICAGO TITLE
620043377

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adriana Tovar, an unmarried person and Israel Villegas, an unmarried person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Susan Pasternak, 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.)

POR OF LTS 1 AND 2 OF THE CITY OF BURLINGTON SP NO. SS 08-00


Tax Parcel Number(s): P118499 / 3867-000-078-1500 SE 5-34-4


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 4, 2020




Adriana Tovar


Israel Villegas

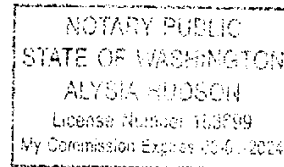
State of WASHINGTON
County of SKAGIT

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

Dated: 09.14.2020



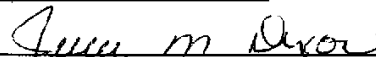
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 13.01.2024



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Israel Villegas 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: 9-15-2020



Name: Julie M Dixon
Notary Public in and for the State of Wash
Residing at: Cumano Island
My appointment expires: 2/2/2022

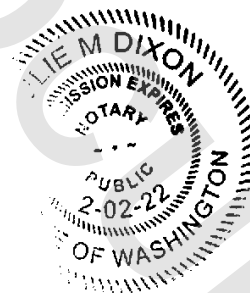


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118499 / 3867-000-078-1500

THOSE PORTIONS OF LOTS 1 AND 2 OF THE CITY OF BURLINGTON SHORT PLAT NO. SS 08-00, APPROVED AND RECORDED OCTOBER 10, 2001, UNDER SKAGIT COUNTY RECORDING NO. 200110100110, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE MOST NORTHERLY LINE OF LOT 1 WITH THE MOST WESTERLY LINE OF LOT 2 OF SAID SHORT PLAT;

THENCE NORTH 26° 09' 52" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 19 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 1 THAT IS 73 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1 AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN UNDIVIDED 1/8TH INTEREST IN THAT CERTAIN PRIVATE ROAD ENTITLED "KING DRIVE" AS THE SAME IS DELINEATED ON THE FACE OF SAID SHORT PLAT.

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 Plat of Burlington Acreage Property, recorded in Volume 1 of Plats, Page 49:

2. Agreement, including the Terms and Conditions thereof:

By and Between: Betty J. Swanson, a single woman, Marilyn Comack, a single woman, Jim Hayes and Judy Hayes, husband and wife and George Hamblin and Vrella Hamblin, husband and wife

Recording No.: 875277

Providing: Joint Road Agreement

3. 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. SS 8-00:

Recording No: 200110100110

4. Reservation contained in Deed:

Recording Date: November 2, 2001

Recording No.: 200111020087

5. 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.

EXHIBIT "B"Exceptions
(continued)

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."

6. Assessments, if any, levied by City of Burlington.
7. City, county or local improvement district assessments, if any.