

When recorded return to:
Nicole L. Cruse
19915 Bella Vista Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4716

Nov 06 2020

Amount Paid \$6045.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045064

CHICAGO TITLE
620045064

STATUTORY WARRANTY DEED

THE GRANTOR(S) Calbet LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nicole L. Cruse, an unmarried person and Patricia A. Cruse
and James A. Cruse, a married couple

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 SHORT PLAT BURL-6-00; SE 5-34-4

Tax Parcel Number(s): P118558 / 3867-000-081-1000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 23, 2020

Calbet LLC

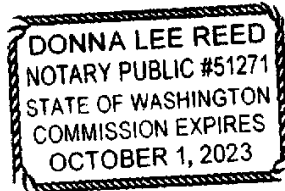
BY: Carolyn Whitney
Carolyn WhitneyState of Washington
County of SkagitI certify that I know or have satisfactory evidence that Carolyn Whitneyis/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the member of Calbet, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: 10/23/2020Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Maple Valley, WA
My appointment expires: 10/1/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P118558 / 3867-000-081-1000

Lot 2 of BURL, Short Plat No. 6-00, recorded November 2, 2001, under recording number 200111020039, records of Skagit County, Washington, and being a portion of Tract 81, "Plat of The Burlington Acreage Property", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and of Lot 9 "Thornton Addition, Burlington, Wash.", according to the plat thereof recorded in Volume 7 of Plats, page(s) 42, records of Skagit County, 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 The Burlington Acreage Property.
2. 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 Thornton Addition, Burlington, Wash.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Energy, Inc.
Purpose:	Transmission, distribution and sale of gas and electricity
Recording Date:	January 17, 2001
Recording No.:	200101170032
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	Utilities
Recording Date:	February 27, 2001
Recording No.:	200102270066
5. 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:

Recording No: 200111020039
6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set

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

forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 9, 2019
Recording No.: 201909090130

Said instrument is a re-recording of instrument recorded under recording number 200207090040.

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Burlington.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 04, 2020

between Nicole L. Cruse Patricia A. Cruse ("Buyer")
Buyer
and Lt Calbet LLC NPP PAE PAE 10/05/2020 ("Seller")
Seller
concerning 1232 Lloyd Lane Burlington WA 98233 (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.

Authenticate
Nicole L. Cruse 10/04/2020
Buyer 11:48:52 AM PDT Date

Andrew J. Whitney 10/5/20
Seller Date

Authenticate
Patricia A. Cruse 10/04/2020
Buyer 12:11:45 PM PDT Date

Seller Date