

When recorded return to:  
Troy Fair  
115 Gardner  
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620045240

CHICAGO TITLE  
620045240

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jan M. Koricane, an unmarried woman and Benjamin R. Simon, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Troy Fair, a married man, as separate property

the following described real estate, situated in the County of Skagit, State of Washington:

LOTS 17 AND 18, BLOCK 34, AMENDED PLAT OF BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 17, 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): P71526/4076-034-018-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5274

Dec 11 2020

Amount Paid \$6758.60  
Skagit County Treasurer  
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: December 4, 2020

Jan M. Koricanek  
Jan M. Koricanek

Benjamin R. Simon  
Benjamin R. Simon

State of ~~WASHINGTON~~ Texas  
County of ~~SKAGIT~~ Bastrop

I certify that I know or have satisfactory evidence that Jan M. Koricanek 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: December 5, 2020

Marnika R. Brown  
Name: Marnika R. Brown  
Notary Public in and for the State of Texas  
Residing at: 2210 Kilgus Dr. Manor, TX 77853  
My appointment expires: 05/06/2024



State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Benjamin R. Simon 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: December 5, 2020

Marnika R. Brown  
Name: Marnika R. Brown  
Notary Public in and for the State of Texas  
Residing at: 2210 Kilgus Dr. Manor, TX 77853  
My appointment expires: 05/06/2024



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Burlington  
Purpose: Sewer Line  
Recording No.: 404283

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 Amended Plat of Burlington:

Recording No: Volume 3, Page 17

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Burlington.
5. City, county or local improvement district assessments, if any.
6. 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."