

When recorded return to:
Caitlin Ann Hanson
1108 Greenleaf Avenue
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045244

CT 620045244

CHICAGO TITLE

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5519

Dec 24 2020

Amount Paid \$5605.00
Skagit County Treasurer
By Heather Beauvais Deputy

THE GRANTOR(S) Mark D. Johnson and Lisa M. Johnson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joseph Thomas Santos and Caitlin Ann Hanson, a married
couple

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

Lot 7 and the East ½ of Lot 8, Block 65, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY,
WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County,
Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P71727 / 4076-065-008-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 10, 2020


Mark D. Johnson
Lisa M. JohnsonState of WACounty of Skagit

I certify that I know or have satisfactory evidence that

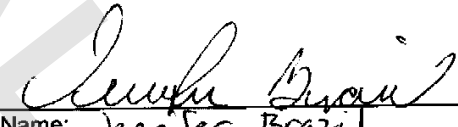
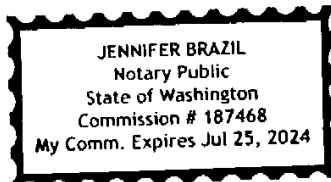
Mark D. Johnson and Lisa M. Johnson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 12-10-2020
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

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 pipeline
Recording Date: May 12, 1947
Recording No.: 404271

2. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: November 3, 1997
Recording No.: 9711030133

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.

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 21, 2020
between Caitlin Hanson Joseph Santos ("Buyer")
Buyer Buyer
and Mark D Johnson Lisa M Johnson ("Seller")
Seller Seller
concerning 1108 Greenleaf Avenue 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.

Authentisign
Joseph Santos 10/21/2020
Buyer 10:28:27 AM PDT Date

Authentisign
[Signature] 10/21/2020
Seller 10/21/2020 6:08:11 PM PDT Date

Authentisign
Caitlin Hanson 10/21/2020
Buyer 10:22:45 AM PDT Date

Authentisign
Lisa M Johnson 10/21/2020
Seller 10/21/2020 6:11:47 PM PDT Date