

When recorded return to:
Michael James Patrick
1211 E Gilkey Rd
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-282
Jan 21 2021
Amount Paid \$6005.00
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.: 620045919

CHICAGO TITLE
620045919

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia Dianne Hingey, 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 Michael James Patrick, an unmarried man

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.)

LT 39, PLAT OF COUNTRY AIRE PHASE I

Tax Parcel Number(s): P104078 / 4605-000-039-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)


Dated: January 12, 2021


Patricia Dianne Hingey

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Patricia Dianne Hingey 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: 1-14-2021


Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

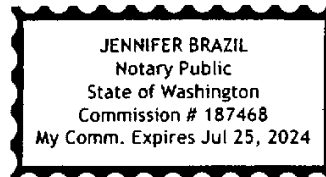


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104078 / 4605-000-039-0008

LOT 39, "PLAT OF COUNTRY AIRE PHASE I", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 91 THROUGH 94, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of:	The Puget Sound and Baker River Railroad Company
Purpose:	A 50-foot wide strip of land
Recording Date:	August 28, 1906
Recording No.:	61920
Affects:	A railroad right-of-way

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	The Puget Sound and Baker River Railroad Company
Purpose:	A 50 foot wide strip of land
Recording Date:	July 3, 1907
Recording No.:	63372
Affects:	A railroad right-of-way

3. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Recording No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	October 29, 1992
Recording No.:	9210290099
Affects:	A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Dike District No. 12
Purpose:	Ingress and egress
Recording Date:	March 29, 1993
Recording No.:	9303290048
Affects:	Portion of said premises

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or

EXHIBIT "B"

**Exceptions
(continued)**

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 the Plat of Country Aire Phase 1:

Recording No: 9306110139

7. 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 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: June 11, 1993

Recording No.: 9306110140

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and Washington Federal Savings and Loan

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 1993

Recording No.: 9309150090

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 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."

EXHIBIT "B"
Exceptions
(continued)

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