

**When recorded return to:**

Nazario Garcia Torres and Adriana L. Villa  
864 Annett Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-598

Feb 11 2021

Amount Paid \$6621.00

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.: 620046112

**CHICAGO TITLE**

620046112

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marcus Schutte, 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 Nazario Garcia Torres and Adriana L. Villa, 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.)

LT 1, SP NO. BURL-SS-4-06, BEING A PTN. SEC. 5-34-4E, W.M.

Tax Parcel Number(s): P126568/ 3867-000-081-2000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 8, 2021

*Marcus Schutte*  
Marcus Schutte

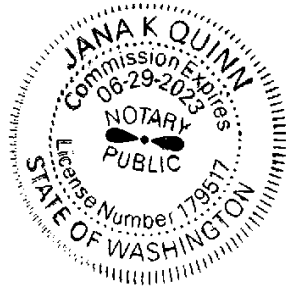
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Marcus Schutte  
(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: February 10, 2021

*Janak Quinn*  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P126568/ 3867-000-081-2000**

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Lot 1, Short Plat No. BURL-SS-4-06, approved July 30, 2007, recorded August 1, 2007, under Auditor's File No. 200708010078, records of Skagit County, Washington.

TOGETHER with an easement for ingress, egress and utilities as delineated of the face of Short Plat No. BURL-SS-4-06, approved July 30, 2007, recorded August 1, 2007, under Auditor's File No. 200708010078, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"****Exceptions**

1. Conditional Use Permit No. CU-84-001 including the terms, covenants and provisions thereof

Recording Date: March 7, 1984  
Recording No.: 8403070041

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 BURLINGTON SHORT PLAT NO. SS 6-98:

Recording No: 9812230107

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

Granted to: Public Utility District No. 1 of Skagit County, Washington  
Purpose: Water line, lines or related facilities  
Recording Date: February 15, 2001  
Recording No.: 200102150009

4. Easement(s) for the purpose(s) shown below and rights incidental thereto including the terms, covenants and provisions thereof, as granted in a document:

Granted to: Carolyn Lloyd  
Purpose: Utilities  
Recording Date: February 27, 2001  
Recording No.: 200102270066

5. Easement Agreement for Sewer including the terms, covenants and provisions thereof

Recording Date: March 4, 2005  
Recording No.: 200503040111

6. 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 NO. BURL-SS-4-06:

Recording No: 200708010078

**EXHIBIT "B"**

**Exceptions  
(continued)**

7. Declaration of Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: February 18, 2009  
Recording No.: 200902180004

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."

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by the City of Burlington.