

When recorded return to:
Charles Fortenberry and Rebekah L Fortenberry
600 E Vernon Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1938
May 03 2021
Amount Paid \$6165.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
A COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047010

CHICAGO TITLE
620047010

STATUTORY WARRANTY DEED

THE GRANTOR(S) Borthwick Properties 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 Charles Fortenberry and Rebekah L Fortenberry, a married
couple

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

The North Half of Lots 8, 9 and 10, Block 59, "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): P120701 / 4076-059-010-0100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 27, 2021

Borthwick Properties LLC, by
Thomas C. Borthwick Trust U/A DTD Oct. 24 2019BY: Josephine C. Borthwick
Josephine C. Borthwick
Successor TrusteeState of NC
County of MOOREI certify that I know or have satisfactory evidence that Josephine C. Borthwick

is/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 Successor Trustee of Borthwick Properties LLC,, by Thomas C. Borthwick Trust U/A DTD Oct. 24, 2019 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 04/28/2021

Ashley C. Schwander
Name: Ashley C. Schwander
Notary Public in and for the State of NC
Residing at: Lee County
My appointment expires: 01/04/2026

ASHLEY C. SCHWANDER
NOTARY PUBLIC
Lee County, North Carolina
My Commission Expires January 4, 2026

ASHLEY C. SCHWANDER
NOTARY PUBLIC
Lee County, North Carolina
My Commission Expires January 4, 2026

EXHIBIT "A"

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 Quit Claim Deed for Boundary Line Adjustment :

Recording No: 200307090153

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. 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.
4. 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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

**Exceptions
(continued)**

thereof; Indian treaty or aboriginal rights.

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Burlington.