

When recorded return to:

Morris M. Wolfe, Jr. and Sandra S. Wolfe
1900 Sparrs Lane
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-1996

May 05 2021

Amount Paid \$7205.00
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.: 620047251

CHICAGO TITLE
620047251**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John Dillon, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Morris M. Wolfe, Jr. and Sandra S. Wolfe, a married couple

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

TRACT 5, SPARR'S 4TH ADDITION, A REPLAT OF A PORTION OF TRACT 56, BURLINGTON
ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF
PLATS, PAGES 45 AND 46, 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): P72819 / 4093-000-005-0005

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: April 27, 2021

John Dillon by Remi Dillon
his Attorney in fact

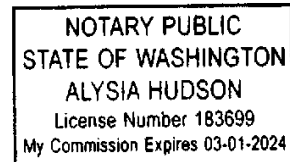
John Dillon, by Remi Dillon his attorney in fact

Remi Dillon
Remi Dillon

State of washington
county of skagit

I certify that I know or have satisfactory evidence that Remi Dillon is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for John Dillon and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: april 27, 2021
Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024



State of Washington
County of skagit

I certify that I know or have satisfactory evidence that Remi Dillon is the person who appeared before me, and said person acknowledged that she signed this of instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: april 27, 2021
Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
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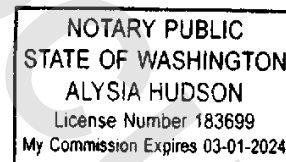


EXHIBIT "A"

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 the Plat of Sparr's 4th Addition, a Replat of a Portion of Tract 56, Burlington Acreage Property:

Recording No: 705233

2. Provisions contained in Commissioners File No. 11597, regarding a portion of the premises subject to all easements and franchises of record.
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Burlington.
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."