

When recorded return to:

Cody G. McCranie and Meghan A. Templeton
1450 Clancy Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2203

May 18 2021

Amount Paid \$7925.00

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

CHICAGO TITLE
620047356

Escrow No.: 620047356

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carlos S. Perales and Greta L. Perales, 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 Cody G. McCranie and Meghan A. Templeton, 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.)

PTN OF LT 4, SP NO. BURL-4-95; PTN. SE 32-35-4

Tax Parcel Number(s): P72239 / 4077-135-026-0400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

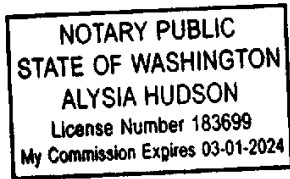
Dated: May 13, 2021

Carlos S. Perales
Carlos S. Perales
Greta L. Perales
Greta L. Perales

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Carlos S. Perales and Greta L. Perales
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: May 17, 2021



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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72239 / 4077-125-026-0400

LOT 4, SHORT PLAT NO. BURL-~~418~~⁴¹⁵ FILED IN VOLUME 12 OF SHORT PLATS AT PAGE 86,
UNDER AUDITOR'S FILE NO. 9603270063, RECORDS OF SKAGIT COUNTY, WASHINGTON;
BEING A PORTION OF LOTS 26 AND 30, BLOCK 135, FIRST ADDITION TO BURLINGTON,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 89°45'43" EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF
312.22 FEET;
THENCE SOUTH 00°09'42" EAST, A DISTANCE OF 122.00 FEET TO THE SOUTH LINE OF SAID
LOT 4;
THENCE SOUTH 89°45'43" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 312.40 FEET TO
THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 00°04'43" WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF
122.00 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES
OVER, UNDER AND THROUGH THE NORTH 20 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Short Plat No. BURL-4-5:

Recording No: 9603270063

2. Covenants, conditions and restrictions 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: July 7, 1999
Recording No.: 9907070064

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Burlington.

EXHIBIT "B"
Exceptions
(continued)

6. City, county or local improvement district assessments, if any.