

When recorded return to:
Teresita Hernandez Hernandez
829 Greenleaf Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2284

May 24 2021

Amount Paid \$7684.20

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.: 620047643

CHICAGO TITLE

020047643

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan Asamoah, 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 Teresita Hernandez Hernandez, an unmarried person

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

LOT 18, TOGETHER WITH THE WEST 15.50 FEET (AS MEASURED PERPENDICULAR TO
THE WEST LINE) OF LOT 19, EXCEPT WITH THE NORTH 15.00 FEET OF THE EAST 13.00
FEET OF SAID WEST 15.50 FEET OF LOT 19, ALL IN BLOCK 61, AMENDED PLAT OF
BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS,
PAGE 17, 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): P127862 / 4076-061-019-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 19, 2021

Jonathan Asamoah
Jonathan Asamoah

State of WASHINGTON
County of SKAGIT *Snohomish*

I certify that I know or have satisfactory evidence that Jonathan Asamoah 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: *May 21, 2021*

Scott A. Saylor
Name: *Scott A. Saylor*
Notary Public in and for the State of *WA*
Residing at: *Everett*
My appointment expires: *11/30/24*

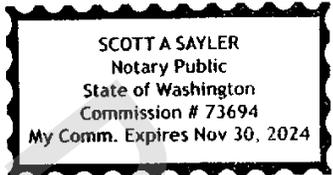


EXHIBIT "A"
Exceptions

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 Amended Plat of Burlington:

Recording No: 16511

2. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: August 18, 2008

Recording No.: 200808180108

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