

**When recorded return to:**  
Teryl Dykstra and Mandi Dykstra  
11276 Galbreath Road  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-2500  
Jun 03 2021  
Amount Paid \$7245.02  
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.: 620047505

CHICAGO TITLE CO.  
620047505

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stephanie A Vervaart, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Teryl Dykstra and Mandi Dykstra, 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. LT. 13, SPARR'S REPLAT IN TRACT 13 & 15, BURLINGTON ACREAGE PROPERTY

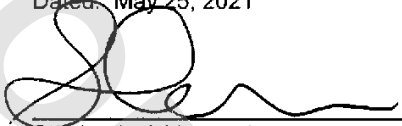
Tax Parcel Number(s): P69730/ 4019-000-013-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: May 25, 2021

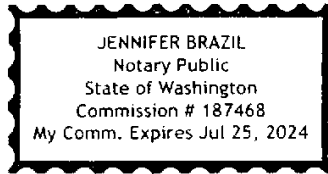
  
Stephanie A Vervaart

State of WASHINGTON  
County of SKAGIT

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

Dated: May 28, 2021

  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P69730/ 4019-000-013-0006**

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Lot 13, SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington.

EXCEPT the following described tract:

Beginning at the Northeast corner of said Lot 13;  
thence South 63°15'45" West along the Northerly line of said Lot 13 to a point that is 30 feet West of and measured at right angles to the East line of said Lot 13;  
thence South parallel with and 30 feet West of the East of said Lot 13 to the Northerly line of Galbreath Road as shown on said Plat of Sparr's Replat;  
thence Easterly along the Northerly line of Galbreath Road to the East line of said Lot 13;  
thence North 00°46' West along the East line of Lot 13, a distance of 103.36 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: May 5, 1961  
 Recording No.: 607269  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021  
 Tax Account No.: P69730/ 4019-000-013-0006  
 Levy Code: 1195  
 Assessed Value-Land: \$103,700.00  
 Assessed Value-Improvements: \$207,200.00

General and Special Taxes:  
 Billed: \$3,562.21  
 Paid: \$1,781.16  
 Unpaid: \$1,781.05

**EXHIBIT "B"**

Exceptions  
(continued)

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