

When recorded return to:

Albertico Guerrero Saldana and Viviana Leticia
Gutierrez Hernandez
1607 Avon Avenue
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047830

CHICAGO TITLE

620047830

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua Wille, 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 Albertico Guerrero Saldana and Viviana Leticia Gutierrez
Hernandez, husband and wife

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 10, BLK 1, "KLOKE'S ADDN TO BURLINGTON

Tax Parcel Number(s): P72627 / 4088-001-010-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2912

Jun 25 2021

Amount Paid \$6549.00

Skagit County Treasurer

By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 8, 2021



Joshua WilleState of CO
County of Douglas

I certify that I know or have satisfactory evidence that

Joshua Wille

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: 6/9/20

June 9 2021

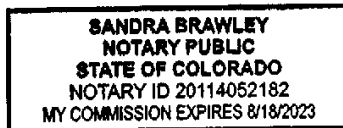
Name: Sandra Brawley
Notary Public in and for the State of CO
Residing at: Douglas
My appointment expires: 8-18-2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72627 / 4088-001-010-0003

LOT 10, BLOCK 1, "KLOKE'S ADDITION TO BURLINGTON, " AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 8 FEET THEREOF CONVEYED TO THE CITY OF BURLINGTON FOR ALLEY, BY INSTRUMENT DATED MARCH 15, 1956, RECORDED NOVEMBER 27, 1957, UNDER AUDITOR'S FILE NO. 558970, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 the Plat of Kloke's Addition to Burlington:

Recording No: 518808

2. Skagit County Right to Farm Disclosure including the terms, covenants and provisions thereof

Recording Date: November 29, 2005

Recording No.: 200511290185

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operations, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

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."

EXHIBIT "B"**Exceptions
(continued)**

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.
7. 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.