

**When recorded return to:**  
Sarah Case and Dehgan Caldwell  
11348 North Skagit Street  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2936

Jun 29 2021

Amount Paid \$4821.00

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.: 620047493

CHICAGO TITLE  
620047493

### STATUTORY WARRANTY DEED

THE GRANTOR(S) George T. Johnson and Janie Johnson, 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 Dehgan Caldwell, and Sarah Case, 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. BLK 137, FIRST ADDN TO BURLINGTON

Tax Parcel Number(s): P72367 / 4077-137-005-0500

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 17, 2021

*George T. Johnson*  
George T. Johnson

*Janie Johnson*  
Janie Johnson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that George T. Johnson and Janie Johnson  
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: June 28, 2021

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P72367 / 4077-137-005-0500**

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That portion of Block 137, FIRST ADDITION TO BURLINGTON, according to the Plat thereof recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington, described as follows:

BEGINNING at the most Northerly corner of Lot 1 of said Block 137 of said FIRST ADDITION TO BURLINGTON;  
Thence South 00°19'30" West along the East line of said Block 137, a distance of 465 feet to the true point of beginning for this description;  
Thence South 89°34'30" West parallel with the South line of said Block 137, a distance of 100 feet;  
Thence South 00°19'30" West, a distance of 60 feet;  
Thence North 89°34'30" East, parallel with the South line of said Block 137, a distance of 100 feet to the East line of said Block 137;  
Thence North 00°19'30" East along the East line of said Block 137, a distance of 60 feet to the true point of beginning.

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 First Addition to Burlington:

Recording No: 8843

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