

**When recorded return to:**  
Pamela Elaine Cripe  
1353 Crystal Lane  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047553

**CHICAGO TITLE**  
020047553

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cale T. O'Boyle, 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 Pamela Elaine Cripe, an unmarried person and Cody Grey Young, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 33, "PLAT OF COUNTRY AIRE PHASE 1," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 91 THROUGH 94, INCLUSIVE, 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): P104072/4605-000-033-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3080  
Jul 07 2021  
Amount Paid \$6405.00  
Skagit County Treasurer  
By Josie L Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

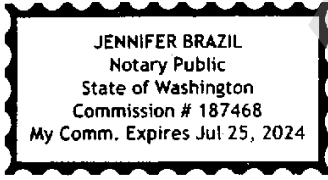
Dated: June 29, 2021

*Cale O'Boyle*  
Cale T. O'Boyle

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Cale T. O'Boyle  
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: July 2, 2021



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

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:           The Puget Sound and Baker River Railroad Company  
Purpose:                A 50-foot wide strip of land  
Recording Date:        August 28, 1906  
Recording No.:         61920  
Affects:                A railroad right-of-way
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:           The Puget Sound and Baker River Railroad Company  
Purpose:                A 50 foot wide strip of land  
Recording Date:        July 3, 1907  
Recording No.:         63372  
Affects:                The Puget Sound and Baker River Railroad Company
3. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under recording number 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:           Puget Sound Power & Light Company  
Purpose:                Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date:        October 29, 1992  
Recording No.:         9210290099  
Affects:                A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  

In favor of:           Dike District No. 12  
Purpose:                Ingress and egress  
Recording Date:        March 29, 1993  
Recording No.:         9303290048
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex,

**EXHIBIT "A"****Exceptions  
(continued)**

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 Country Aire Phase 1:

Recording No: 9306110139

7. Covenants, conditions, restrictions and easements 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: June 11, 1993

Recording No.: 9306110140

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 1993

Recording No.: 9309150090

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

**EXHIBIT "A"**  
Exceptions  
(continued)

10. 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 Number: P104072/4605-000-033-0002  
Levy Code: 0905  
Assessed Value-Land: \$122,000.00  
Assessed Value-Improvements: \$157,600.00

General and Special Taxes: Billed: \$2,857.89  
Paid: \$1,428.99  
Unpaid: \$1,428.90

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Burlington.