

When recorded return to:
Eric McNeil and Sherry Kolb
1303 E. Gilkey Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3680

Aug 10 2021

Amount Paid \$5701.00
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.: 620048246

CHICAGO TITLE
620048246

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chad G. Oates, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Eric McNeil and Sherry Kolb, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 35, COUNTRY AIRE PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 15 OF PLATS, PAGE 91, 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): P104074 / 4605-000-035-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 25, 2021


Chad G. OatesState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

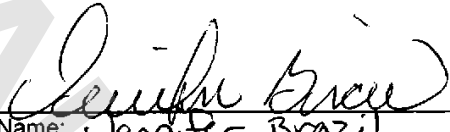
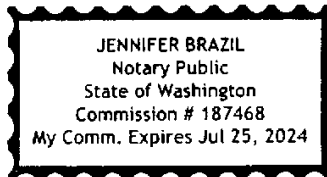
Chad G. Oates
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: August 5, 2021
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"

Exceptions

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

Recorded: August 28, 1906
 Recording No.: 61920
 In favor of: The Puget Sound and Baker River Railroad Company
 For: A 50-foot wide strip of land
 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:

Recorded: July 3, 1907
 Recording No.: 63372
 In favor of: The Puget Sound and Baker River Railroad Company
 For: A 50 foot wide strip of land
 Affects: A railroad right-of-way
3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 29, 1992
 Auditor's No(s): 9210290099, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 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
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: March 29, 1993
 Recording No.: 9303290048
 In favor of: Dike District No. 12
 For: Ingress and egress
 Affects: Portion of said premises
5. 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, 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 I:

Recording No: 9306110139

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

6. 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

7. City of Burlington Ordinance No. 1169 and the terms and conditions thereof:

Recording Date: September 6, 1990
Recording No.: 9009060046

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

EXHIBIT "A"
Exceptions
(continued)

11. Assessments, if any, levied by Burlington.