

When recorded return to:

Vicki D. Burkholder
2919 317th St NW
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4119

Sep 07 2021

Amount Paid \$4165.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

A COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048364

CHICAGO TITLE CO.
620048364

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brett J. Galbraith and Judy A. Galbraith, 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 Vicki D. Burkholder, an unmarried person

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.)

Lot(s): B, Short Plat No. PL06-0125 in SW, 16-33-4E, W.M.

Tax Parcel Number(s): P124879 / 330416-3-005-1300

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

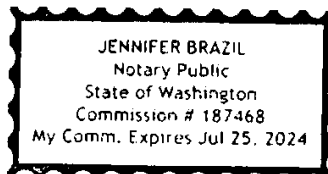
Dated: September 1, 2021

Brett J. Galbraith
Brett J. Galbraith
Judy A. Galbraith
Judy A. Galbraith

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Brett J. Galbraith and Judy A. Galbraith
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9-2-2021

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124879 / 330416-3-005-1300

Lot B, Skagit County Short Plat PL-06-0125, as recorded August 17, 2006 under Auditor's file no. 200608170106.

Being a portion of Tract 5 of Short Plat 130-78 located in the Southeast Quarter of the Southwest Quarter of Section 16, Township 33 North, Range 4 East, W.M.

Situate in Skagit County, Washington.

EXHIBIT "B"**Exceptions**

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, and the terms and conditions thereof, contained in the deed from the State of Washington;
Recording No.: 99302
2. 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 Plat of Hermway Heights Estates,
Recording No. 893793.
3. 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 Short Plat No. PL-06-0125,
Recording No. 200608170106.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground electrical system and appurtenances thereto
Recording Date: July 15, 1983
Recording No.: 8307150044
Affects: The easterly 7 feet of said premises and other property abutting the westerly line of Hermway Heights Road
5. Plat Lot of Record Certifications recorded under Skagit County, and the terms and conditions therein.

Recording No.: 200605230074
Recording No.: 200608170107

EXHIBIT "B"

Exceptions
(continued)

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



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 07/29/21
between Vicki D. Burkholder ("Buyer")
Buyer
and Galbraith Brett J Judy A Galbraith ("Seller")
Seller
concerning XXXXX Hermway Heights Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticat
Vicki D Burkholder 07/29/2021
Buyer 2 14 59 PM PDT Date

Authenticat
Brett Galbraith 07/08/2021
Seller 8 42 42 AM PDT Date

Buyer Date

Authenticat
Judy Galbraith 07/08/2021
Seller 8 03 02 AM PDT Date