

When recorded return to:
Anthony Philip Burger
316 Hawthorne Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020049403

Escrow No.: 620049403

STATUTORY WARRANTY DEED

THE GRANTOR(S) Franklin W. Batchelor IV, also appearing of record as Franklin W Batchelor and Michele D. Batchelor, 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 Anthony Philip Burger, an unmarried person and Ashlyn Rae Habenicht, 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.)

PTN OF TRACT(S) 16, 17, 18, AND 19, ROETKER'S ADDN TO SEDRO-WOOLLEY

Tax Parcel Number(s): P76851 / 4168-000-019-0033

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4835

Oct 21 2021

Amount Paid \$6965.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 11, 2021

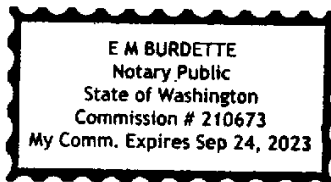
Franklin W. Batchelor, IV
Franklin W. Batchelor, IV

Michele D. Batchelor
Michele D. Batchelor

State of Washington
County of Skaiff

I certify that I know or have satisfactory evidence that Franklin W. Batchelor IV and Michele D. Batchelor 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: Oct. 11, 2021



E M Burdette
Name: E. M. Burdette
Notary Public in and for the State of Washington
Residing at: Burlington WA
My appointment expires: 9.24.2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76851 / 4168-000-019-0033

THE SOUTH 85 FEET OF THE NORTH 255 FEET OF THE FOLLOWING DESCRIBED PREMISES,
AS MEASURED ALONG THE EAST AND WEST LINES THEREOF:

TRACT(S) 16, 17, 18, AND 19, ROETKER'S ADDITION TO SEDRO-WOOLLEY, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 44, RECORDS OF SKAGIT
COUNTY, WASHINGTON;

EXCEPT THE NORTH 20 FEET OF SAID TRACT 16;

ALSO EXCEPT THAT PORTION THEREOF AS CONVEYED TO THE STATE OF WASHINGTON BY
DEED RECORDED NOVEMBER 19, 1957, UNDER AUDITOR'S FILE NO. 558582, 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 Roetker's Addition to Sedro Woolley:

Recording No: 522160

2. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:

To: State of Washington
Recording Date: November 19, 1957
Recording No.: 558582

3. Restrictions contained in Deed:

Recording Date: May 15, 2018
Recording No.: 201805150049

4. 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."

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

EXHIBIT "B"
Exceptions
(continued)

6. Assessments, if any, levied by Sedro Woolley.
7. City, county or local improvement district assessments, if any.