

**When recorded return to:**  
Kaylee Coronado and George Coronado  
822 Cassaundra Court  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049836

**CHICAGO TITLE**  
**020049836**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Felicia Marie Cisneros and Augustine Cisneros, wife and husband  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Kaylee Coronado and George Coronado, a married couple

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 LT. 4, SPL NO. BURLSS 2-04, REC NO. 200604280059 ; SE 5-34-4

Tax Parcel Number(s): P124607 / 3867-000-081-1500

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5660

Dec 10 2021

Amount Paid \$7925.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

(continued)

Dated: December 3, 2021




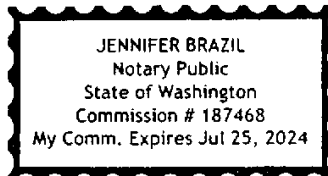
Felicia Marie Cisneros



Augustine Cisneros

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Felicia Marie Cisneros and Augustine Cisneros  
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: December 9, 2021  
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): P124607 / 3867-000-081-1500**

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LOT 4, CITY OF BURLINGTON SHORT PLAT NO. BURL SS 2-04, RECORDED APRIL 28, 2006,  
UNDER AUDITOR'S FILE NO. 200604280059, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
BEING A PORTION OF TRACT 81, BURLINGTON ACREAGE PROPERTY.

EXCEPT THAT PORTION OF SAID LOT 4 DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHEAST CORNER OF LOT 4, CITY OF BURLINGTON SHORT PLAT NO.  
BURL SS 2-04;  
THENCE NORTH 0 DEGREES 25'10" WEST A DISTANCE OF 2.84 FEET ALONG THE EASTERN  
BOUNDARY OF SAID LOT 4;  
THENCE NORTH 89 DEGREES 55'13" WEST A DISTANCE OF 53.00 FEET PARALLEL TO THE  
SOUTH BOUNDARY OF SAID LOT 4;  
THENCE SOUTH 0 DEGREES 25'10" EAST A DISTANCE OF 2.83 FEET TO THE SOUTH  
BOUNDARY OF SAID LOT 4;  
THENCE SOUTH 89 DEGREES 55'13" EAST A DISTANCE OF 53.00 FEET ALONG THE SOUTH  
BOUNDARY OF SAID LOT 4 TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Agreement, including the terms, covenants and provisions thereof;
 

Executed by: Carolyn Lloyd, et al and Greg Kreider and Dawnell Kreider, husband and wife  
 Recording Date: March 4, 2005  
 Recording No.: 200503040111  
 Regarding: Easement agreement for sewer
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to: Puget Sound Energy, Inc.  
 Purpose: Electric transmission and/or distribution system and appurtenances thereto  
 Recording Date: July 5, 2005  
 Recording No.: 200507050154
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: City of Burlington Short Plat No. BURL SS 2-04:
 

Recording No: 200604280059
4. Covenants, conditions, assessments, 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 22, 2007  
 Recording No.: 200706220132
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
 

Imposed by: Cassandra Court Homeowner's Association  
 Recording Date: June 22, 2007  
 Recording No.: 200706220132
6. Skagit County Right to Manage Natural Resources Lands Disclosure and the terms and

**EXHIBIT "B"****Exceptions  
(continued)**

conditions thereof:

Recording Date: March 18, 2016  
Recording No.: 201603180073

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Burlington.
10. City, county or local improvement district assessments, if any.