

When recorded return to:  
Keith Wilson and Lynsi Wilson  
PO Box 1445  
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620050486

Escrow No.: 620050486

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Property Trio, LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Keith Wilson and Lynsi Wilson. a married couple and Karin  
Peck and Christopher Peck, 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.)

Lot(s): 2 and 3, Anacortes Street Short Plat No. 2-18 / LUP 11-18, SE 5-34-4

Tax Parcel Number(s): P135498 / 3867-000-081-0108, P135499 / 3867-000-081-0208

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-257

Jan 24 2022

Amount Paid \$4485.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 21, 2022

Property Trio, LLC

By: [Signature]  
Heather Noel Schuh  
ManagerState of Washington  
County of SkagitThis record was acknowledged before me on 1-21-22 by Heather Noel Schuh as the manager of Property Trio, LLC.[Signature]  
(Signature of notary public)Notary Public in and for the State of Washington  
Residing at: Skagit County  
My commission expires: 7-25-2024

JENNIFER BRAZIL  
Notary Public  
State of Washington  
Commission # 187468  
My Comm. Expires Jul 25, 2024

**EXHIBIT "A"**

## Legal Description

**For APN/Parcel ID(s): P135498 / 3867-000-081-0108 and P135499 / 3867-000-081-0208**

Lots 2 and 3, Burlington "Anacortes Street" Short Plat No. SP 2-18/LUP 11-18, Recorded under Auditor's File No. 202104140085 being a portion of Lot 1, City of Burlington Short Plat No. 6-98, Approved December 16, 1998 and Recorded December 23, 1998 in Volume 13 of Short Plats Pages 195 and 196, under Auditor's File No. 9812230107, records of Skagit County, Washington; being a portion of Tract 81, Plat of the Burlington Acreage Property, according to the Plat thereof Recorded in Volume 1 of plats, page 49, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Agreement including the terms, covenants and provisions thereof  
  
Recording Date: March 7, 1984  
Recording No.: 8403070041
2. 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 Short Plat BU-06-98:  
  
Recording No: 9812230107
3. Declaration of Road Maintenance Agreement including the terms, covenants and provisions thereof  
  
Recording Date: February 18, 2009  
Recording No.: 200902180004
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Energy, Inc.  
Purpose: Underground electric transmission and/or distribution system  
Recording Date: July 28, 2020  
Recording No.: 202007280067
5. 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 Short Plat No. 2-18/LUP 11-18:  
  
Recording No: 202104140085
6. Assessments, if any, levied by the City of Burlington.
7. 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 January 06, 2022  
 between Keith Wilson Karin Peck ("Buyer")  
Buyer Buyer  
 and Property Trio ("Seller")  
Seller Seller  
 concerning NHN Annette (lots 2 & 3) Burlington WA 98233 (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.

Authenticated  
Keith Wilson 01/07/2022  
 Buyer Date

Authenticated  
Heather Schuh 01/09/22  
 Seller Date

Authenticated  
Karin Peck 01/07/2022  
 Buyer Date

Authenticated  
 \_\_\_\_\_  
 Seller Date