

When recorded return to:
Shane Servoss
664 Overlook Ln
Burlington, WA 98233

FIDELITY NATIONAL TITLE
MAJOR ACCOUNTS
22000063-NCS

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1144

Mar 23 2022

Amount Paid \$9064.99
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:

 **Fidelity National Title**

A COMPANY OF BANCORP FINANCIAL SERVICES, INC.

5006 Center Street, Suite J
Tacoma, WA 98409
CTT 6200050512

Escrow No.: 22000063-NCS

STATUTORY WARRANTY DEED

THE GRANTOR **Jeremy L. Anderson**, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other good and valuable consideration in hand paid, conveys, and warrants to Shane Servoss, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 8 through 11, inclusive, EXCEPT the East 6 feet of said Lot 11, Block 58, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P118281 / 4076-058-011-0000

Subject to:

1. 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."

2. Any unrecorded leaseholds, right of vendors and holders of security interests on personal the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

STATUTORY WARRANTY DEED
(continued)


Dated: 3/21/2022


Jeremy L. Anderson

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that **Jeremy Anderson** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 21, 2022


Name: Kym E. Riden, NOTARY PUBLIC
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 02/19/2024

