

When recorded return to:
Jason Souza and Amy Souza
1011 Burlington Heights Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050413

CHICAGO TITLE

620050413

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard Delaney, an unmarried person, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jason Souza and Amy Souza, 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.)

LT. 52, TINAS COMA

Tax Parcel Number(s): P117087 / 4755-000-052-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222689

Jun 29 2022

Amount Paid \$14858.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: June 8, 2022



Richard Delaney

State of Washington
County of Skaagit

This record was acknowledged before me on 6-23-2022 by
Richard Delaney


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2-2-2026

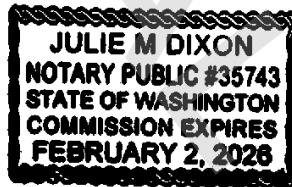


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117087 / 4755-000-052-0000

Parcel A:

LOT 52, "PLAT OF TINAS COMA", AS PER PLAT RECORDED AUGUST 11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON;

Parcel B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE NORTHEASTERLY 10 FEET OF LOT 53 OF SAID PLAT, AS CONVEYED UNDER AUDITOR'S FILE NO. 200412160073.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: W.R. Morgan
 Purpose: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress
 Recording No.: 92101
 Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons
 Purpose: A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:
 Recording Date: March 21, 1962
 Recording No.: 619347
 Affects: Portion of said premises

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: January 3, 1967
 Auditor's No(s): 692899, records of Skagit County, Washington
 In favor of: August Bendtsen
 Purpose and Area Affected:

 1. Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington to the West side of the Tract granted to the Grantees herein, by deed dated March 8, 1962 and filed for record March 21, 1963, under Auditor's File No. _____ in the office of Skagit County, Washington.

 2. A perpetual easement and right of way for a water pipe line from the P.U.D. Water line over said tract 21 for the most direct, practical route to the East of the property of the grantees described in paragraph No. 1 above.

 3. A perpetual easement and right of way for a septic tank drain field in a draw or canyon lying near the West side of the property of the grantees referred to in paragraph No. 1 above, and from said draw to the West line of said property of the grantees by the most direct practical route. In the event a sewer line is ever extended to said property of the grantees. Then this easement for septic tank drain field shall terminate ninety (90) days after the sewer line is extended to said property of the grantees.

EXHIBIT "B"Exceptions
(continued)

4. A perpetual easement and right of way from the West side of the property of the grantees described in paragraph No. 1 above to the City of Burlington by the most direct, practical route or a water line and gas line from the City of Burlington to the West side of said property of the grantees.

5. A perpetual easement and right of way for a sewer line from the East side of the property of the grantees described in paragraph No. 1 above to the City of Burlington sewer line over the most direct, practical route.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: July 6, 1977
 Auditor's No(s): 859943, records of Skagit County, Washington
 In favor of: Continental Telephone Company, State of Washington, County of Skagit,
 Nationwide Cablevision, Puget Sound Power and Light
 For: Utility Purposes
 Affects: That part of Anacortes Street which is as it extends between Tracts 21,
 20, 19, 18, 11 and 10, "PLAT OF BURLINGTON ACREAGE PROPERTY"

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: August 21, 1979
 Auditor's No(s): 7908210054, records of Skagit County, Washington
 In favor of: General Telephone Company of the Northwest, Inc., a Washington
 corporation
 For: Ingress and egress and for AC Power and Telephone Lines

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: October 25, 1994
 Auditor's No(s): 9410250042, records of Skagit County, Washington
 In favor of: The State of Washington
 Purpose: Easement No. 1: A non exclusive easement for ingress and egress and
 utilities
 Easement No. 2: Easement for clear and open beam paths
 Affects:

Easement No. 1: Over, under and across the presently existing road which provides access to the property above described over adjoining lands or the grantors and any road constructed hereafter which is intended by the Grantor, his heirs or assigns, to replace the existing road leading to and from the public streets of the City of Burlington.

Easement No. 2: Within the boundaries of the grantors adjoining lands at bearings of 81° and 173° true azimuth from an antenna structure located within the property described for the transmission and receiving of radio signals.

EXHIBIT "B"Exceptions
(continued)

7. Covenants, conditions, 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: December 29, 1995
Recording No.: 9512290071

8. 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 the Plat of Tinas Coma:

Recording No: 200008110004

9. Covenants, conditions, 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: August 24, 2000
Recording No.: 200008240005

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 2, 2005
Recording No.: 200509020143

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Tinas Coma Owners Association
Recording Date: August 24, 2000
Recording No.: 200008240005

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

EXHIBIT "B"Exceptions
(continued)

Purpose: non-exclusive easements
 Recording Date: August 24, 2000
 Recording No.: 200008240006
 Affects: Portion of said premises

12. Covenant to establish accessory dwelling unit in the city of Burlington and the terms and conditions thereof:

Recording Date: January 21, 2003
 Recording No.: 200301210023

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ruth A. Bakke, a single woman
 Purpose: A non-exclusive easement for ingress, egress and utilities over, under and across
 Recording Date: December 16, 2004
 Recording No.: 200412160073
 Affects: Portion of said premises

14. 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."

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Burlington.

EXHIBIT "B"

Exceptions
(continued)

17. 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 May 10, 2022
between Jason Souza Amy Souza ("Buyer")
Buyer Buyer
and Richard Delaney ("Seller")
Seller Seller
concerning 1011 Burlington Heights Drive 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.

Authentication
Jason Souza 05/12/2022
Buyer Date

Authentication
Richard Delaney 05/12/22
Seller Date

Authentication
Amy Souza 05/12/2022
Buyer Date

Seller Date