202207010044

07/01/2022 11:30 AM Pages: 1 of 6 Fees: \$208.50

Skagit County Auditor, WA

When recorded return to:

E. Bruce Hitchko 1029 East Orange Burlington, WA 98233

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620051777

620051777

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachary A. Kotlerman and Sarah L. Kotlerman, 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 E. Bruce Hitchko, 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.)

LT 18, BLK 66, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH,"

Tax Parcel Number(s): P71745 / 4076-066-018-0010

Subject to:

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20222739 Jul 01 2022 Amount Paid \$5765.00

Skagit County Treasurer By Lena Thompson Deputy

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.07.22

Page 1

WA-CT-FNRV-02150.620019-620051777

STATUTORY WARRANTY DEED

(continued)

Dated: June 20, 2022

Zaerany A. Kotlerman

Sarah L. Kotlerman

State of Washington County of Skagit

This record was acknowledged before me on (0-28-2022 by Zachary A. Kotlerman and Sarah L. Kotlerman

elicity Brown 9

(Signature of notary public)

Notary Public in and for the State of ULShington

My commission expires: 7-25-2020

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

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P71745 / 4076-066-018-0010

LOT 18, BLOCK 66, "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 COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 Amended Plat of Burlington, Skagit County, Wash:

Recording No: 16511

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

Granted to: City of Burlington
Purpose: Sewer Line
Recording Date: May 12, 1947

Recording No.: 404285

Affects: The Easterly 8 feet and the Westerly 8 feet of said premises

3. 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."

- 4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 5. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions (continued)

6. Assessments, if any, levied by City of Burlington.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.07.22

Page 5

WA-CT-FNRV-02150.620019-620051777

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE ATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

Page 1 of 1	of 1 NATURAL RESOURCE LANDS DISCLOSURE						
The follow	ing is part of the Pu	rchase and Sale Agr	reement dated _	May 19, 2022			
between_	E. Bruce Hitchko					("Buyer")	
	Buyer		Buyer			, ,	
and	Zachary Kotlerm	Zachary Kotlerman		Sarah Kotlerman			
-	Seller		Seller		-		
concerning	1029 E Orange		Burlington	WA 98233	(the "P	roperty")	
`	Address		City	State Zlp			
Buyer is a Resource	aware that the Pro Lands Disclosure, S	operty may be sub Skagit County Code	ject to the Ska section 14.38, w	git County Right hich states:	nt-to-Manage	Natural	
co nc m: ex nc as pr ne M	ommercial activities on-resource uses at ay arise from the contraction with associate, and odor. Skapes a priority use on epared to accept ecessary Natural Ranagement Practical	I significance in Ska occur or may occur and may be inconvenuse of chemicals; or ciated activities, while git County has establed designated Natural I such incompatibilities esource Land operates and local, State, a	ir in the area the ient or cause dispersion spraying, check occasionally dished natural received Lands es, inconvenience ations when perform Federal law.	at may not be of scomfort to area pruning, harves generates traffic source managers, and area resides or discomformed in compl	compatible waresidents. The sting or mine conditions, dust, smokenent operation dents should at from normaliance with Benesses.	ith nis ral ke, ns be al, est	
in- m	cluding extraction, vinerals. If you ar	ral lands, application washing, crushing, single adjacent to despendent to despendent to despendents.	tockpiling, blasti signated NR L	ng, transporting	and recycling	of	
Seller and Auditor's o	d Buyer authorize office in conjunction	and direct the Clos with the deed conve	sing Agent to re eying the Proper	ecord this Disck	osure with th	e County	
E. Bruce	e Hitchko	05/19/2022	Zachary /	4 Kotlerman	05/21/22		
Buyer		Date	Seller Sarah (Kotlerman	05/21/22	Date	
Buyer		Date	Seller			Date	