

When recorded return to:

Gary G. Nelson and Julie Marie Gage
850 Annett Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
6 20052299

Escrow No.: 620052299

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 Gary G. Nelson and Julie Marie Gage, 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. 5, SHORT PLAT, SP 2-18/LUP 11-18, REC NO 202104140085 PTN LT. 1, SHORT PLAT NO. 6-98, AND PTN TRACT 81, PLAT OF THE BURINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P135501 / 3867-000-081-0408

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223587

Aug 31 2022

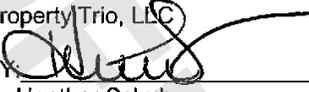
Amount Paid \$10230.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 22, 2022

Property Trio, LLC

BY 
Heather Schuh

State of Washington
County of Skagit

This record was acknowledged before me on 8-25-2022 by Heather Schuh as Manager of Property Trio, LLC.


(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P135501 / 3867-000-081-0408

LOT 5, CITY OF BURLINGTON SHORT PLAT NO. SP 2-18/LUP 11-18 (ANACORTES STREET SHORT PLAT), RECORDED UNDER RECORDING NO. 202104140085, BEING A PORTION OF LOT 1, CITY OF BURLINGTON SHORT PLAT NO. BURL SS 6-98, APPROVED DECEMBER 16, 1998 AND RECORDED DECEMBER 23, 1998 IN VOLUME 13 OF SHORT PLATS, PAGES 195 AND 196, UNDER RECORDING 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.

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 Plat of Burlington Acreage Property:

Recording No: Volume 1, Page 49

2. Agreement including the terms, covenants and provisions thereof

Recording Date: March 7, 1984

Recording No.: 8403070041

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 BURL-SS 6-98:

Recording No: 9812230107

4. Declaration of Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: February 18, 2009

Recording No.: 200902180004

5. Skagit County Right to Manage Natural Resource Lands Disclosure recorded September 14, 2017 under Recording No. 201709140026.

Affects: Said premises and additional property

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Recording Date: July 28, 2020

Recording No.: 202007280067

Affects: Said premises and additional property

EXHIBIT "B"Exceptions
(continued)

7. 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. 2-18/LUP 11-18 (Anacortes Street Short Plat):

Recording No: 202104140085

8. 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."

9. Assessments, if any, levied by Burlington.
10. City, county or local improvement district assessments, if any.
11. Road Maintenance Agreement and the terms and conditions thereof:

Granted to:	Present and Future Owners
Recording Date:	August 2, 2022
Recording No.:	202208020049
Affects:	Said premises and includes other property
Note:	Said instrument contains maintenance obligations of the parties thereof

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 14, 2022
between Gary G. Nelson Julie Marie Gage ("Buyer")
Buyer Buyer
and Property Trio, LLC ("Seller")
Seller Seller
concerning 850 Annett Lane 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
Gary G. Nelson 07/14/2022
Buyer Date

Authentication
Heather Schuh 07/15/22
Seller Date

Authentication
Julie Marie Gage 07/14/2022
Buyer Date

Seller Date