

When recorded return to:

Jose H Rivera and Maria D Rivera
11312 North Skagit Street
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051644

CHICAGO TITLE
020051644

STATUTORY WARRANTY DEED

THE GRANTOR(S) Juan Ortiz and Luz Maria Davila-Ortiz, 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 Jose H Rivera and Maria D Rivera, 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.)

PTN. LOT. 1, BLOK 137, BURLINGTON FIRST

Tax Parcel Number(s): P72363 / 4077-137-005-0203

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224450

Nov 01 2022

Amount Paid \$6965.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 26, 2022

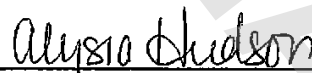


Juan Ortiz



Luz Maria Davila-Ortiz

State of WashingtonCounty of SkagitThis record was acknowledged before me on October 31, 2022 by Juan Ortiz and Luz Maria Davila-Ortiz.



(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 03/01/2024 ✓

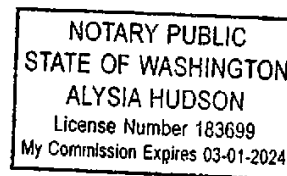


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72363 / 4077-137-005-0203

THAT PORTION OF LOT 1, BLOCK 137, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1 OF SAID BLOCK 137;
THENCE SOUTH 00°19'30" WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 270.0 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE SOUTH 89°34'30" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 170.0 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 1;
THENCE SOUTHWESTERLY ALONG THE SAID WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 77.5 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTH 345.0 FEET OF SAID LOT 1;

THENCE NORTH 89°34'30" EAST A DISTANCE OF 89.5 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ELLIOTT JOHNSON AND EILEEN JOHNSON, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 664076, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 00°19'30" EAST ALONG THE WEST LINE OF SAID JOHNSON TRACT A DISTANCE OF 60.0 FEET;

THENCE NORTH 89°34'30" EAST ALONG THE NORTH LINE OF SAID JOHNSON TRACT A DISTANCE OF 100.0 FEET TO THE WEST LINE OF SKAGIT STREET;
THENCE NORTH 00°19'30" EAST ALONG THE WEST LINE OF SKAGIT STREET A DISTANCE OF 15.0 FEET TO THE TRUE POINT OF BEGINNING.

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:	Bechtel Corporation
Purpose:	Pipeline
Recording Date:	August 30, 1965
Recording No.:	675526
Affects:	Portion of said premises

Said instrument is a re-recording of instrument recorded under Recording No. 671071

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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Maria Rivera Buyer	9-22-22 Date	Luz Maria Davila-Ortiz Seller	09/24/22 Date
Jose Rivera H. Buyer	9-22-22 Date	Juan Ortiz Seller	09/24/22 Date