

**When recorded return to:**  
Leymer Estrada and Yunuen Erandi Nava Perez  
818 Annett Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20224537  
Nov 08 2022  
Amount Paid \$10052.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
**620052942**

Escrow No.: 245454104

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mat R. Ballenger and Pamela R. Ballenger, a married couple  
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 Leymer Estrada and Yunuen Erandi Nava Perez, a married  
couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 1, ANACORTES STREET SHORT PLAT, SP 2-18/LUP 11-18, RECORDED UNDER  
AUDITOR'S FILE NO.  
202104140085 BEING A PORTION OF LOT 1, CITY OF BURLINGTON SHORT PLAT NO. 6-98,  
APPROVED  
DECEMBER 16, 1998 AND RECORDED DECEMBER 23, 1998 IN VOLUME 13 OF SHORT  
PLATS, PAGES  
195 AND 196, UNDER AUDITOR'S FILE 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.

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

Tax Parcel Number(s): P62832 / 3867-000-081-0008

**STATUTORY WARRANTY DEED**  
(continued)

Subject to:

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

Agreement including the terms, covenants and provisions thereof  
Recording Date: March 7, 1984  
Recording No.: 8403070041

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 Short Plat BU-06-98:  
Recording No: 9812230107

Declaration of Road Maintenance Agreement including the terms, covenants and provisions thereof  
Recording Date: February 18, 2009  
Recording No.: 200902180004

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

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

**STATUTORY WARRANTY DEED**

(continued)

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 Short Plat SP 2-18/LUP 11-18:  
Recording No: 202104140085

Declaration of Road Maintenance Agreement and the terms and conditions thereof:  
Recording Date: August 2, 2022  
Recording No.: 202208020049

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."  
  
Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

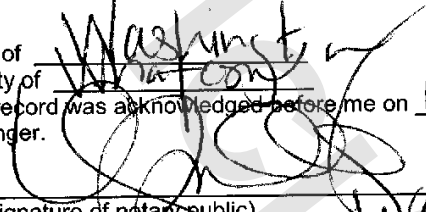
**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 4, 2022

  
\_\_\_\_\_  
Mat R. Ballenger

  
\_\_\_\_\_  
Pamela R. Ballenger

State of Washington  
County of King  
This record was acknowledged before me on 11/08/22 by Mat R. Ballenger and Pamela R. Ballenger.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 08/29/2024

