

POOR ORIGINAL

202211090058

11/09/2022 02:57 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

When recorded return to:

Riley J. Anderson  
1028 East Orange Avenue  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224557

Nov 09 2022

Amount Paid \$4965.00

Skagit County Treasurer  
By Lena Thompson Deputy

Filed for Record at Request of  
Noble Escrow Services, LLC  
Escrow Number: 22-208-EJ

**CHICAGO TITLE COMPANY  
620052984**

### Statutory Warranty Deed

THE GRANTOR Sultan 1 2 LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Riley J. Anderson, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

LT. 3, PTN. LT. 4, BLK 79, AMENDED PLAT OF BURLINGTON

Tax Parcel Number(s): P71848/4076-079-005-0117

LOT 3 AND THE EAST 1/2 OF LOT 4, BLOCK 79, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID EAST 1/2 OF LOT 4:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 1/2;  
THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 1/2 TO A POINT WHICH IS 5 FEET SOUTH OF THE NORTHERLY MOST SOUTHEASTERLY CORNER OF AN EXISTING HOUSE LOCATED ON THE WEST 1/2 OF SAID LOT 4, WHICH POINT IS 86 FEET, MORE OR LESS, SOUTH OF THE AS-BUILT CENTERLINE OF ORANGE AVENUE;  
THENCE EAST TO A POINT ON A LINE 5 FEET EAST OF AND PARALLEL WITH THAT CERTAIN EAST LINE OF SAID HOUSE LYING NORTHERLY OF SAID SOUTHEASTERLY CORNER;  
THENCE NORTHERLY ALONG SAID PARALLEL LINE AND ITS NORTHERLY EXTENSION TO THE SOUTH LINE OF ORANGE AVENUE;  
THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject To:

See Exhibit "A" attached hereto and made a part hereof.

Dated October 27, 2022

Sultan 1 2 LLC

By: Haruichi Bearden, Member

By: Leo Jacobs, Member

State of

County of

Washington  
SnohomishThis record was acknowledged before me on 10/31/22 by Haruichi Bearden and Leo Jacobs as  
Members of Sultan 1 2 LLC

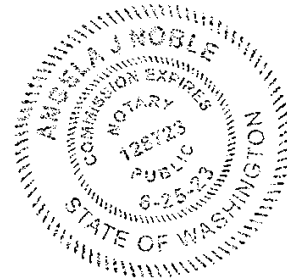
Signature

Angela Noble

Title of office

Notary Public

My commission expires:

01/25/23

LPB

Dated October 27, 2022

Sultan 1 2 LLC

By: Haruichi Bearden, Member

By: Leo Jacobs, Member

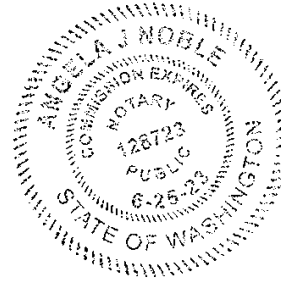
State of Washington  
County of Snohomish

This record was acknowledged before me on 10/31/22 by Leo Jacobs AN as Haruichi Bearden and Leo Jacobs as Members of Sultan 1 2 LLC

Angela J. Noblin  
Signature

Title of office Notary Public

My commission expires: 06-25-23



## Exhibit A

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 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: Public sewer line Recording Date: May 12, 1947 Recording No.: 404274 Affects: The South 8 feet of said premises.

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."