

**When recorded return to:**  
Nicholas R. Crandall  
11412 Michael Place  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052533

**CHICAGO TITLE**

620052533

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mei Fong Chinn, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nicholas R. Crandall, 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.)

Lots 2 - 13, Block 40, Burlington Amended

Tax Parcel Number(s): P71564 / 4076-040-011-0004, P71565 / 4076-040-011-0103

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224768

Dec 01 2022

Amount Paid \$14911.40  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 28, 2022

Mei Fong Chinn  
Mei Fong ChinnState of Washington  
County of SkagitThis record was acknowledged before me on 11/29/22 by Mei Fong Chinn.Deborah K. Flick  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 8/19/26

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P71564 / 4076-040-011-0004 and P71565 / 4076-040-011-0103**

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**Parcel A:**

The North 10 feet of Lots 8, 9, 10 and 11, and all of Lots 2, 3, 4, 5, 6, 7, 12 and 13, All in Block 40, AMENDED PLAT OF BURLINGTON, according to the Plat recorded in Volume 3 of Plats Page 17, Records of Skagit County, Washington;

TOGETHER WITH the vacated South half of the Alley adjoining said Lots 8, 9 and 10 on the North and Together with the Vacated North Half of the Vacated Alley adjoining said Lots 4, 5, 6 and 7 on the South; and Together with the vacated Alley lying between said Lots 2 and 3 and said Lots 12 and 13.

Situated in Skagit County, Washington.

**Parcel B:**

Lots 8, 9 10 and 11, Block 40, AMENDED PLAT OF BURLINGTON, according to the Plat recorded in Volume 3 of Plats Page 17, Records of Skagit County, Washington;

EXCEPT the North 10 feet thereof;

Situated in Skagit County, Washington.

**EXHIBIT "B"**

## Exceptions

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

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Water pipe  
Recording Date: November 14, 1956  
Recording No.: 544070

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. Assessments, if any, levied by Burlington.
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.