

When recorded return to:

Mechelle S. Doughty
10218 109th Ave SW
Lakewood, WA 98498

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052627

CHICAGO TITLE
620052627

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith Wilson and Lynsi Wilson, a married couple and Karin Peck and Christopher Peck, a married couple

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

LT 3, BURLINGTON "ANACORTES STREET" SHORT PLAT NO. SP 2-18/LUP 11-18, REC NO. 202104140085, PTN LT. 1, SP NO. 6-98 AND PTN TRCAT 81, PLAT OF THE BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P135499 / 3867-000-081-0208

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224807

Dec 07 2022

Amount Paid \$9696.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED (continued)

Dated: November 28, 2022

[Signature]
Keith Wilson

[Signature]
Lynsi Wilson

[Signature]
Karin Peck

[Signature]
Christopher Peck

State of Washington

County of Skagit

This record was acknowledged before me on December 06, 2022 by Keith Wilson and Lynsi Wilson.

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

State of Washington

County of Skagit

This record was acknowledged before me on December 06, 2022 by Karin Peck and Christopher Peck.

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

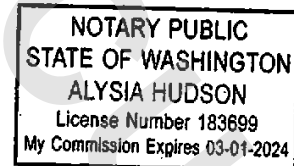
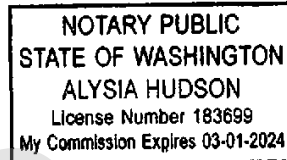


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P135499 / 3867-000-081-0208

LOT 3, BURLINGTON "ANACORTES STREET" SHORT PLAT NO. 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.

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 Short Plat BU-06-98:

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

Granted to: Puget Sound Energy, Inc.
Purpose: Underground electric transmission and/or distribution system
Recording Date: July 28, 2020
Recording No.: 202007280067

6. 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

EXHIBIT "B"

Exceptions
(continued)

law, as set forth on Short Plat No. 2-18/LUP 11-18:

Recording No: 202104140085

7. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: August 2, 2022

Recording No.: 202208020049

8. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Burlington.

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

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 13, 2022
between Mechelle Doughty ("Buyer")
and Keith & Lynsi Wilson ("Seller")
concerning 834 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.

Authenticated
Mechelle Doughty 11/15/22
Buyer Date

Authenticated
Lynsi Wilson 11/15/22
Authenticated
Keith Wilson 11/15/22
Seller Date
Chris Doherty Karin Peck 11/14/22
Seller Date