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12/14/2022 01:37 PM Pages: 1 of 5 Fees: \$207.50

Skagit County Auditor, WA

When recorded return to: Marshal Snider 1600 & 1602 East Hazel Avenue Burlington, WA 98233 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20224886 Dec 14 2022 Amount Paid \$7365.00 Skagit County Treasurer By Lena Thompson Deputy

CHICAGO TITLE

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620053031

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maura Augusten and Joseph Augusten, 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 Marshal Snider, 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.)
PTN LTS 4 & 5, BLK 3, KLOKE'S ADDN TO BURLINGTON

Tax Parcel Number(s): P72651 / 4088-003-005-0006

Subject to:

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.07.22

STATUTORY WARRANTY DEED

(continued)

Dated: December 2, 2022

Maura Augusten

Joseph Auguster

This record was acknowledged Joseph Augusten. before me on d

(Signature of notary public)
Notary Public in and for the State of
My appointment expires:

LEAH J RICHARDSON STATE OF WASHINGTON NOTARY PUBLIC

License # 13667 MYCOMMISSION EXPIRES August 29, 2024

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.07.22

EXHIBIT "A"Legal Description

For APN/Parcel ID(s): P72651 / 4088-003-005-0006

THE EAST HALF OF LOT 4, AND THE WEST 58.57 FEET OF LOT 5, BLOCK 3, KLOKE'S ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.07.22

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 the Plat of Kloke's Add. to Burlington:

Recording No: 518808

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 3. Assessments, if any, levied by Burlington.
- 4. 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."

- 5. City, county or local improvement district assessments, if any.
- 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.

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.07.22

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

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE ©Copyright 2014 Northwest Multiple Listing Service ALL RIGHTS RESERVED

etween _	Marshal Snider			("Buyer"
-	Buyer	Buyer		
and	Maura Augusten	Joseph Auguste	n	("Selter"
	Seller	Seller		
oncernin	g 1600&1602 E Hazel Avenue	Burlington	WA 98233 State Zip	(the "Property"
	100,000	,		
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