

202301260004

01/26/2023 10:09 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**When recorded return to:**

Wendy Kay Anderson and Jeffrie Allen Anderson  
P.O. Box 735  
Conway, WA 98238

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235291

Jan 26 2023

Amount Paid \$7045.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620053372

**CHICAGO TITLE**  
620053372

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ruben Alfredo Garcia Torres and Nancy Ramirez, 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 Wendy Kay Anderson and Jeffrie Allen Anderson, a married  
couple

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 TRACT 63, "PLAT OF THE BURLINGTON ACREAGE PROPERTY"

Tax Parcel Number(s): P62727 / 3867-000-063-1016

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

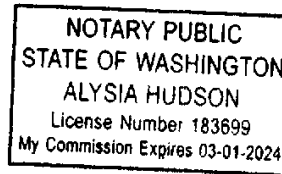
Dated: January 18, 2023

Ruben Alfredo Garcia Torres  
Ruben Alfredo Garcia Torres  
Nancy Ramirez  
Nancy Ramirez

State of Washington  
County of Skagit

This record was acknowledged before me on 01/23/2023 by Ruben Alfredo Garcia Torres and Nancy Ramirez.

Alysa Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62727 / 3867-000-063-1016**

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A PORTION OF TRACT 63, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 63;  
THENCE NORTH 00°24' WEST ALONG THE WEST LINE OF SAID TRACT 63, A DISTANCE OF 135.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89°40'43" EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 63, A DISTANCE OF 253.14 FEET TO THE WEST LINE OF THE EAST 378 FEET OF THE WEST 1/2 OF SAID TRACT 63;  
THENCE NORTH 00°18'35" WEST ALONG THE WEST LINE OF THE EAST 378 FEET OF THE WEST 1/2 OF SAID TRACT 63, A DISTANCE OF 100.00 FEET;  
THENCE NORTH 89°40'43" WEST, A DISTANCE OF 253.31 FEET TO THE WEST LINE OF SAID TRACT 63;  
THENCE SOUTH 00°24' EAST ALONG THE WEST LINE OF SAID TRACT 63, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

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 the Plat of the Burlington Acreage Property:

Recording No: Volume 1, Page 49

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Burlington.
5. City, county or local improvement district assessments, if any.