

**When recorded return to:**  
Steven R. Witt  
PO Box 686  
Port Orchard, WA 98366

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235313

Jan 27 2023

Amount Paid \$9651.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052612

**CHICAGO TITLE**

620052612

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith Wilson and Lynsi Wilson, 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 Steven R. Witt, 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 2, 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

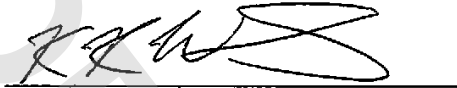
Tax Parcel Number(s): P135498 / 3867-000-081-0108

Subject to:


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

## STATUTORY WARRANTY DEED

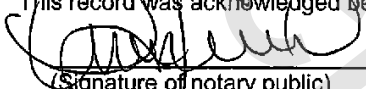
(continued)

Dated: 1/25/23

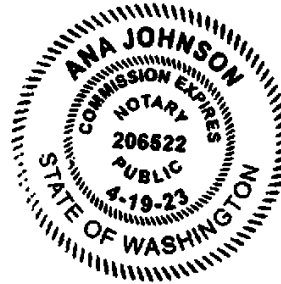
Keith Wilson



Lynsi Wilson

State of WashingtonCounty of SkagitThis record was acknowledged before me on 1/25/23 by Keith Wilson and Lynsi Wilson.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 4/19/23

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P135498 / 3867-000-081-0108**

---

LOT 2, 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

**EXHIBIT "B"**Exceptions  
(continued)

federal laws, except to the extent that said covenant or restriction is permitted by applicable 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. City, county or local improvement district assessments, if any.

9. Assessments, if any, levied by City of Burlington.

10. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.

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

The following is part of the Purchase and Sale Agreement dated December 26, 2022  
between Steven R Witt ("Buyer")  
Buyer  
and Keith Wilson Lynsi Wilson ("Seller")  
Seller  
concerning 826 Annett Ln 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.

Authentication  
Steven R Witt 12/26/2022  
Buyer Date

Authentication  
Keith Wilson 12/27/22  
Seller Date

Authentication  
Lynsi Wilson 12/27/22  
Seller Date