

When recorded return to:
Jeremy David Downs
505 North Cherry Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235509

Feb 17 2023

Amount Paid \$5845.00
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

CHICAGO TITLE

6200 53345

Escrow No.: 620053345

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nathan A Spinelli and Aimee Spinelli, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jeremy David Downs, a single man

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 20 BURLINGTON ACREAGE PROPERTY AND LTS 10-11 AND PTN 12, BLK 1
WALLACE ADD TO BURLINGTON

Tax Parcel Number(s): P62390 / 3867-000-020-0127, P72878 / 4096-001-012-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 2/10/2023Nathan A SpinelliAimee SpinelliState of WACounty of S KingThis record was acknowledged before me on 2-10-23 by Nathan A Spinelli and Aimee Spinelli.Kyle Beam
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 9-11-23

KYLE BEAM
Notary Public
State of Washington
Commission # 210008
My Comm. Expires Sep 11, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62390 / 3867-000-020-0127 and P72878 / 4096-001-012-0001

THAT PORTION OF TRACT 20, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF CHERRY STREET 189 FEET NORTH OF THE NORTH LINE OF MAGNOLIA STREET, AS ESTABLISHED IN THE TOWN OF BURLINGTON;

THENCE WEST A DISTANCE OF 100 FEET;

THENCE SOUTH A DISTANCE OF 60 FEET;

THENCE EAST A DISTANCE OF 100 FEET;

THENCE NORTH A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING;

ALSO, LOTS 10 AND 11 AND THE SOUTH 20 FEET OF LOT 12, BLOCK 1, WALLACE ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 4, 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 the Plat of the Burlington Acreage Property:

Recording No: Volume 1, Page 49

2. 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 Wallace Add. To Burlington:

Recording No: Volume 6, Page 4

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: November 4, 1981
Auditor's No.: 8111040013
In favor of: J.D. Bendtsen
For: Existing roads or roadways
Affects: Said premises and other property

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: February 5, 1985
Auditor's No.: 8502050001
In favor of: Utility companies
For: Construction and maintenance of utilities

Note: Exact location and extent of easement is undisclosed of record.

5. Agreement, including the terms and conditions thereof; entered into;

By: L.A. Hendricks
And Between: Joel Douglas
Recorded: August 25, 1981

EXHIBIT "B"

Exceptions
(continued)

Auditor's No.: 8108250025
Providing: Regarding zoning

6. Encroachment of a garage as delineated on record of survey recorded July 19, 1999, in Volume 22 of Surveys, page 37, under Auditor's No. 9907190160, records of Skagit County, Washington.

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of 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 January 13, 2023
between Jeremy Downs ("Buyer")
Buyer Buyer
and Nathan A Spinelli ("Seller")
Seller Seller
concerning 505 N Cherry St 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.

Authenticator
Jeremy Downs 01/27/23
Buyer Date

Authenticator
Nathan Spinelli 01/26/2023
Seller Date
Aimee Spinelli 2/10/2023
Seller Date