

When recorded return to:
Samuel Harris
842 Annett Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235770
Mar 13 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.: 620053502

CHICAGO TITLE
620053502

STATUTORY WARRANTY DEED

THE GRANTOR(S) Property Trio, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Samuel Harris, an unmarried person and Margaret Merz, 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 4, CITY OF BURLINGTON SP NO. SP 2-18/LUP 11-18, REC NO. 202104140085, BEING PTN
LT 1, CITY OF BURLINGTON SP NO. BURL-SS 6-98, REC NO. 9812230107

Tax Parcel Number(s): P135500 / 3867-000-081-0308

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

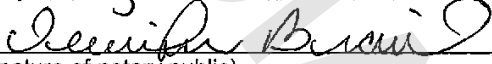
Dated: March 9, 2023

Property Trio, LLC

By: 
Heather Schuh

State of Washington
County of Skagit

This record was acknowledged before me on 3-9-2023 by Heather Schuh as
manager of Property Trio, LLC.


(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

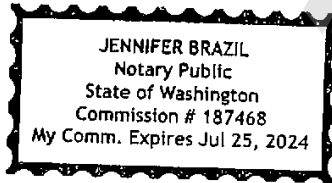


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P135500 / 3867-000-081-0308

LOT 4, CITY OF BURLINGTON SHORT PLAT NO. SP 2-18/LUP 11-18 (ANACORTES STREET SHORT PLAT), RECORDED UNDER RECORDING NO. 202104140085, BEING A PORTION OF LOT 1, CITY OF BURLINGTON SHORT PLAT NO. BURL-SS 6-98, RECORDED DECEMBER 23, 1998, IN VOLUME 13 OF SHORT PLATS, PAGE(S) 195 AND 196, UNDER RECORDING 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 the Plat of the Burlington Acreage Property:

Recording No: Volume 1, Page 49

2. Skagit County Board of Adjustment Andy Ploeg Conditional Use Permit #CU-84-001 and the terms and conditions 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 City of Burlington Short Plat No. BURL-SS 6-98:

Recording No: 9812230107

4. Declaration of Road Maintenance Agreement and the terms and conditions 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., a Washington corporation
Purpose: Underground electric transmission and/or distribution system
Recording Date: July 28, 2020
Recording No.: 202007280067
Affects: Portion of said premises

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 City of Burlington Short Plat No. SP 2-18/LUP 11-18 (Anacortes Street Short Plat):

Recording No: 202104140085

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

Recording Date: August 2, 2022

Recording No.: 202208020049

8. Assessments, if any, levied by Burlington.
9. City, county or local improvement district assessments, if any.

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 15, 2023
between Samuel Harris Margaret Merz ("Buyer")
Buyer Buyer
and Property Trio ("Seller")
Seller Seller
concerning 842 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.

Authentisign
Samuel Harris 01/15/2023
Buyer Date

Authentisign
Heather Schuh 01/18/23
Seller Date

Authentisign
Margaret Merz 01/15/2023
Buyer Date

Seller Date