

When recorded return to:
Sergio Ismael Cruz Salgado
10737 Gardner Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236113
Apr 14 2023
Amount Paid \$2389.00
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.: 620053732

CHICAGO TITLE

620053732

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chih-Chun Chang, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Sergio Ismael Cruz Salgado, a married person as his separate property and Bibiana Kareli Cruz Salgado, a married person as her separate estate

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.)

Tract 4, Short Plat No. 93-013 in Ptn. Block 138, First Addition to Burlington, Skagit County, Washington.

Tax Parcel Number(s): P106733 / 4077-138-019-0504

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 4.5.2023Chih-Chun Chang
Chih-Chun ChangState of UNITED KINGDOMCounty of LONDONThis record was acknowledged before me on 04/05/2023 by Chih-Chun Chang.James Purdy
(Signature of notary public)
Notary Public in and for the State of LONDON UNITED KINGDOM
My appointment expires: 05/10/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106733 / 4077-138-019-0504

TRACT 4 OF SKAGIT COUNTY SHORT PLAT NO. 93-013, APPROVED MAY 19, 1993 AND RECORDED JUNE 14, 1993 UNDER AUDITOR'S FILE NO. 9306140078, IN VOLUME 10 OF SHORT PLATS, PAGE 209 RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF BLOCK 138 OF "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON". AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, 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 First Addition to Burlington:

Recording No: Volume 3 Page 11

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 Short Plat No. 44-81:

Recording No: 8204090002

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 No. 93-013:

Recording No: 9306140078

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.

EXHIBIT "B"

**Exceptions
(continued)**

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.