

**When recorded return to:**

Ryanne Lynn Kane and Joseph Patrick Kane, Jr.  
7784B Willow Street  
Shaw AFB, SC 29152

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236500

May 16 2023

Amount Paid \$10007.00

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**

Escrow No.: 620054078

620054078

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Aaron Kyle Norton and Kathryn Joanann Norton, 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 Ryanne Lynn Kane and Joseph Patrick Kane, Jr., 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.)

LT 10, PLAT OF MAIBEN GLEN DIV 1 & 2

Tax Parcel Number(s): P133973 / 6047-000-010-0000

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 10 May 23  
Aaron Kyle Norton  
Kathryn Joanann NortonState of MissouriCounty of JacksonThis record was acknowledged before me on 05/10/2023 by Aaron Kyle Norton.Marcus Pryor  
(Signature of notary public)Notary Public in and for the State of MissouriMy commission expires: 09/14/2024

MARCUS PRYOR  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Comm. Number 20993630  
Jackson County  
My Commission Expires: Sep. 14, 2024

State of MissouriCounty of JacksonThis record was acknowledged before me on 05/10/2023 by Kathryn Joanann Norton.Marcus Pryor  
(Signature of notary public)Notary Public in and for the State of MissouriMy commission expires: 09/14/2024

MARCUS PRYOR  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Comm. Number 20993630  
Jackson County  
My Commission Expires: Sep. 14, 2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P133973 / 6047-000-010-0000**

LOT 10, PLAT OF MAIBEN GLEN DIVISIONS 1 AND 2, RECORDED UNDER RECORDING NO.  
201711130061, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**Exceptions**

1. Terms, Conditions and Reservations as disclosed by "Ordinance No. 1079":  
Recording Date: February 7, 1986  
Recording No.: 8602070030
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Recording Date: December 1, 2004  
Recording No.: 200412010051  
Matters shown: Mislocation of markers along the Westerly line of Parcel A
3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
Recording Date: June 4, 2013  
Recording No.: 201306040050
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:  
Imposed by: Helgeson 32 Long Plat Association  
Recording Date: June 4, 2013  
Recording No.: 201306040050
5. Terms and conditions of Quit Claim Deed Boundary Line Adjustment  
Recording Date: May 1, 2015  
Recording No.: 201505010100
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 30, 2016  
Recording No.: 201609300214  
Affects: Portion of said premises

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

7. 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 Maiben Glen Divisions 1 and 2:
- Recording No: 201711130061
8. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
- Recording Date: February 8, 2018  
Recording No.: 201802080042
9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
- Imposed by: Brighton Homeowners Association  
Recording Date: February 8, 2018  
Recording No.: 201802080042
10. Development Agreement including the terms, covenants and provisions thereof
- Recording Date: April 24, 2018  
Recording No.: 201804240031
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by City of Burlington.
13. 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 May 02, 2023

between Ryanne Lynn Kane Joseph Patrick Kane, Jr. ("Buyer")  
Buyer Buyer  
and Aaron Kyle Norton Kathryn J Norton ("Seller")  
Seller Seller  
concerning 847 Katelyn Court 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.

Authenticated:  
Ryanne Lynn Kane 05/02/2023  
Buyer Date  
Authenticated:  
Joseph Patrick Kane, Jr. 05/02/2023  
Buyer Date

DocuSigned by:  
[Signature] 5/2/2023  
0500E7082E146A  
Seller Date  
DocuSigned by:  
Kathryn J. Norton 5/2/2023  
0500E7082E146A  
Seller Date