

When recorded return to:
Jennifer Lynn Bailey
1003 Umbarger Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236711
May 31 2023
Amount Paid \$9740.00
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
620054034

Escrow No.: 620054034

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan H. Jim, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Jennifer Lynn Bailey, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 8, "PLAT OF MAIBEN GLEN DIVISION 3", RECORDED ON AUGUST 5, 2019, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201908050121, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P134882 / 6067-000-008-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 26 Apr 23


Alan H. Jim

State of Washington
County of Skagit

This record was acknowledged before me on April 26, 2023 by Alan H. Jim.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Exceptions

1. City of Burlington Ordinance No. 1079 and the terms and conditions thereof:
Recording Date: February 7, 1986
Recording No.: 8602070030
2. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:
Recording Date: April 22, 2009
Recording No.: 200904220096
3. Grant of Easement and the terms and conditions thereof
Recording Date: April 22, 2009
Recording No.: 200904220097
4. 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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: July 13, 2009
Recording No.: 200907130127
Affects: As described therein
5. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:
Recording Date: March 30, 2010
Recording No.: 201003300016
6. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:
Recording Date: August 13, 2010
Recording No.: 201008130064
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 Survey:
Recording No: 201008160071

EXHIBIT "A"Exceptions
(continued)

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: June 4, 2013
Recording No.: 201306040050

9. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: May 1, 2015
Recording No.: 201505010100

10. 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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 27, 2017
Recording No.: 201703270148
Affects: Portion of said premises

Amended by instrument:

Recording Date: May 22, 2017
Recording No.: 201705220132

11. Covenants, conditions, restrictions and easements 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

12. 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, its successors and assigns
Recording Date: February 8, 2018
Recording No.: 201802080042

EXHIBIT "A"Exceptions
(continued)

13. 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 Maiben Glen Division 3:

Recording No: 201908050121

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Burlington.
16. City, county or local improvement district assessments, if any.
17. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 April 17, 2023
between Jennifer Bailey ("Buyer")
Buyer Buyer
and Undisclosed ("Seller")
Seller Seller
concerning 1003 Umbarger 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.

Authenticate
Jennifer Bailey 04/17/2023
Buyer Date

Authenticate
Alan Jim 04/17/23
Seller Date

Buyer Date

Seller Date