202306020089

06/02/2023 04:05 PM Pages: 1 of 4 Fees: \$206.50

Skagit County Auditor, WA

When recorded return to:

Fernando A Aguilar 400 Woollen Road Burlington, WA 98233

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20236760 Jun 02 2023 Amount Paid \$9206.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620053742

CHICAGO TITLE

(e200 5374)

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward Eandi and Deborah Eandi, who acuqired title as Deborah Byron, 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 Omar Carreon, an unmarried person and Fernando A Aguilar, an unmarried person

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

THE WEST 140 FEET OF TRACT 49, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE SOUTH 485 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P62621 / 3867-000-049-0512

Subject to:

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

Page 1

WA-CT-FNRV-02150.620019-620053742

STATUTORY WARRANTY DEED

(continued)

Dated: <u>5-/5-23</u>	
Edward Earch - Edward Earth Edward Earth Deborah Earth	
State of Washington	
County of <u>Skagl+</u> This record was acknowledged before me on <u>May</u>	5. 1023 by Edward Eandi.
(Signature of notary public) Notary Public in and for the State of Washington My appointment expires: 03/01/2024	NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
County of Skaglt	
This record was acknowledged before me on May acquired title as Deborah Byron	by Deborah Eandi, who
(Signature of hotary public) Notary Public in and for the State of Washington My appointment expires: 03/01/2024	NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024

EXHIBIT "A"

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

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company

Recording Date: October 24, 1972

Recording No.: 775757

 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."

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 5. City, county or local improvement district assessments, if any.
- 6. Assessments, if any, levied by Burlington.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

Omar Alejandro Carreon

Buyer

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

between Fernando	Aguilar	Omar Alejandro	Carreon	("Buyer")
Buyer		Buyer		/#Dalta#!
and Edward E	andi	Deborah Byron		("Seller"
	allow Bood	Burlington	WA 98233	(the "Property")
concerning 400 Wo	onen Koau	City	Stelle Zip	(110 1 10)0113
land or des	ignated or within 1/4 mile	of rural resource, for Skepit County. A v	ariety of Natural Re	urce lands or source Land
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04/18/23 Date

04/18/23 Date