

202306220047

06/22/2023 01:41 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:

Hector Orozco Lopez and Maria Del Carmen
Rangel Cortez
1820 Barrington Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236991

Jun 22 2023

Amount Paid \$10630.00
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.: 620053970

CHICAGO TITLE CO.

620053970

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barrington 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 Hector Orozco Lopez and Maria Del Carmen Rangel Cortez,
husband and wife

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, SP NO. SS 2-08; PTN OF TRACT 35, BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P127573 / 3867-000-035-5100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: MAY 17, 2023

Barrington LLC

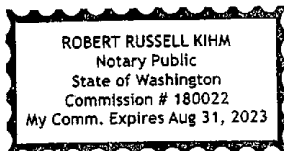
BY: [Signature]Vishavjeet Dhindsa
MemberBY: [Signature]Hakam Singh
MemberState of WashingtonCounty of WhatcomThis record was acknowledged before me on 5-17-2023 by Vishavjeet Dhindsa
and Hakam Singh as Member and Member, respectively, of Barrington LLC.[Signature]
(Signature of notary public)Notary Public in and for the State of WA.My appointment expires: 8/31/23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P127573 / 3867-000-035-5100

LOT 4, BURLINGTON SHORT PLAT NO. SS 2-08, RECORDED MAY 16, 2008, UNDER RECORDING NO. 200805160149, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 35, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON BURLINGTON SHORT PLAT NO. SS 2-08, RECORDED MAY 16, 2008, UNDER RECORDING NO. 200805160149, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 35, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION LYING WEST OF AN EXISTING FENCE LINE ALONG THE WEST LINE THEREOF AS CONVEYED BY BOUNDARY LINE ADJUSTMENT DEED RECORDED ON MAY 16, 2008 UNDER AUDITOR'S FILE NO. 200805160174, 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 Plat of Burlington Acreage Property :

Recording No: Volume 1 of Plats, Page 49

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 Skagit County Short Plat No. 61-74, recorded in Book 1 of Short Plats, Page 5:

Recording No: 810202

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 1, 2002
 Auditor's No(s): 200210010019, records of Skagit County, Washington
 In favor of: Kelly Ellen Moss
 For: Driveway

4. Annexation Ordinance including the terms, covenants and provisions thereof

Recording Date: November 16, 2004
 Recording No.: 200411160079

5. 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. SS-2-08 (Unrein Short Plat):

Recording No: 2008085160149

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

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

Recording Date: May 16, 2008
Recording No.: 200805160149
Matters shown: Possible encroachment along the Westerly, Southerly, Easterly and
Northerly lines of said premises by various amounts

7. 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."

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

John L. Scott
REAL ESTATE

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 05, 2023
between Maria Del Carmen Rangel Cortez Hector Orozco Lopez ("Buyer")
Buyer Buyer
and Barrington LLC ("Seller")
Seller Seller
concerning 1820 Barrington 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.

Authenticator
Maria del Carmen Rangel Cortez
Buyer Date
Authenticator
Hector Orozco Lopez 04/05/2023
Buyer Date

Authenticator
Vishayjeet Dhindsa 04/06/23
Seller Date
Seller Date