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08/04/2023 12:11 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:
Shawn M Lindsay
20349 Park Ridge Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237547
Aug 04 2023
Amount Paid \$7005.00
Skagit County Treasurer
By Shannon Burrow Deputy

TICOR TITLE

RES70208099 ③

STATUTORY WARRANTY DEED

Chicago Title
610054470

THE GRANTOR(S) Don Stinnett and Patricia Stinnett, husband and wife

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

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

THE WEST 61 FEET OF THE NORTH 165 FEET OF LOT 4 AND THE EAST 8 FEET OF THE NORTH 165 FEET OF LOT 5, BLOCK 125, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", 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.

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

Tax Parcel Number(s): P72108 / 4077-125-005-0000

Subject to:

1. See Exhibit "A" attached hereto and made a part hereof

STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2023

Don Stinnett
Don Stinnett
Patricia Stinnett
Patricia Stinnett

State of Washington

County of ChelanThis record was acknowledged before me on 07/17/2023 by Don Stinnett and Patricia Stinnett.[Signature]
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 07/15/26

DOUG HOYER
Notary Public
State of Washington
Commission # 200968
My Comm. Expires Jul 15, 2026

EXHIBIT "A" EXCEPTIONS

Order No.: RES70208099

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 First Addition to Burlington Skagit Co., Wash.:

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2. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water

3. 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."