

When recorded return to:

Michael David Laws
690 S. Wade Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237608

Aug 10 2023

Amount Paid \$9562.00
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.: 620054320

CHICAGO TITLE
620054320

STATUTORY WARRANTY DEED

THE GRANTOR(S) Beverly Vanderpool, Personal Representative of The Estate of Marjorie Wade
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Michael David Laws, an unmarried man

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 C, CITY OF BURLINGTON SP NO. BURL-2-99, REC NO. 199909230101; BEING PTN.

Tax Parcel Number(s): P115832 /4531-000-008-0200 **LOT 8, WADE PLACE SECOND ADD.**

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 7/19/2023

The Estate of Marjorie Wade

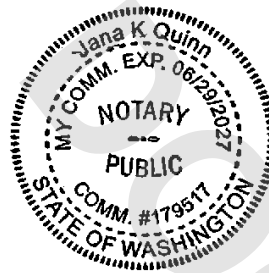
BY: Beverly Vanderpool - PR
Beverly Vanderpool
Personal RepresentativeState of WashingtonCounty of SkagitThis record was acknowledged before me on July 19, 2023 by Beverly Vanderpool
as Personal Representative of The Estate of Marjorie Wade.Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P115832 /4531-000-008-0200

LOT C, CITY OF BURLINGTON SHORT PLAT NO. BURL-2-99, RECORDED SEPTEMBER 23, 1999 UNDER RECORDING NO. 199909230101, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT 8, WADE PLACE SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 122 AND 123, 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 the Burlington Acreage Property, recorded in Volume 1 of Plats, Page 49:

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Skagit County Dairymen's Association
Purpose:	Water main
Recording Date:	August 4, 1920
Recording No.:	143869, records of Skagit County, Washington
Affects:	Portion of said premises

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

Granted to:	City of Burlington
Purpose:	drainage
Recording Date:	June 15, 1984
Recording No.:	8406150026
Affects:	portion of said plat

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Public Utility District No. 1 of Skagit County, a Washington corporation
Purpose:	Water pipeline easement
Recording Date:	February 23, 1990
Recording No.:	9002230020
Affects:	Portion of said premises

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 Wade Place Second Addition, recorded in Volume 14 of Plats, Pages 122 and 123:

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

Recording No: 9003090033

6. 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: March 14, 1990
Recording No.: 9003140003

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 City of Burlington Short Plat No. BURL-2-99:

Recording No: 199909230101

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"

Exceptions
(continued)

10. Assessments, if any, levied by the City of Burlington.
11. 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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ALL RIGHTS RESERVED


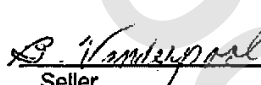
The following is part of the Purchase and Sale Agreement dated 06/21/2023
between Michael Laws ("Buyer")
Buyer Buyer
and Estate of Marjorie Wade ("Seller")
Seller Seller
concerning 690 S Wade Pl Burlington WA 98233 (the "Property")
Address City State Zip

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.

DocuSigned by:
 6/21/2023
Buyer Date
 6/22/23
Seller Date

Buyer Date Seller Date