

When recorded return to:
Arlyn A. Livingston and Kristine E. Livingston
PO Box 1415
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237682
Aug 16 2023
Amount Paid \$20420.00
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
620054713

Escrow No.: 620054713

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard G. Van Cleave, Successor Trustee of The Wesley G. Coons and M. June Coons Revocable Living Trust, U/A dated September 17, 2009

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Arlyn A. Livingston and Kristine E. Livingston, a married couple

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.)

TRACT 2-C SP # 23-82, BEING PTN SW 1/4 SEC 35-35-3E, W.M.

Tax Parcel Number(s): P35385 / 350335-3-005-0608

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/10/2023

Coons Revocable Living Trust

BY: [Signature]
Richard G. Van Cleave
Successor Trustee

State of Washington
County of Asotin

This record was acknowledged before me on August 10, 2023 by Richard G. Van Cleave as Successor Trustee of The Wesley G. Coons and M. June Coons Revocable Living Trust, U/A dated September 17, 2009.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 3-17-2025

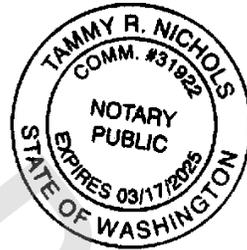


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P35385 / 350335-3-005-0608

TRACT 2-C OF SHORT PLAT #23-82 APPROVED SEPTEMBER 13, 1982, AND RECORDED SEPTEMBER 14, 1982, IN VOLUME 6 OF SHORT PLATS, PAGE 11, UNDER AUDITOR'S FILE NO. 8209140013, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THAT CERTAIN 60 FOOT WIDE STRIP OF LAND DELINEATED AS SUNRISE LANE ON THE FACE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of: Dan H. Miller and Carol J. Miller, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: November 30, 1979
Recording No.: 7911300037
Affects: the East 60 feet and that portion lying within Cul-De-Sac, as shown on Short Plat No.104-78

2. 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, Washington
Purpose: Right Lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines
Recording Date: February 11, 1980
Recording No.: 802110056
Affects: the East 50 feet of said premises

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

In favor of: Puget Sound Energy, Inc.
Purpose: Nonexclusive perpetual easement over, under, along across and through the following described real property
Recording Date: December 20, 1999
Recording No: 199912200032
Affects: Portion of said premises

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

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."
Recording Date: August 2, 2004
Recording No: 200408020187
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

5. City, county or local improvement district assessments, if any.

EXHIBIT "B"Exceptions
(continued)

6. 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."

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

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 27, 2023

between Arlyn Livingston Kristine E. Livingston ("Buyer")
Buyer Buyer

and Coons Revocable Living Trust ("Seller")
Seller Seller

concerning 11604 Sunrise Ln 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.

Authenticated
Arlyn Livingston 08/09/23
Buyer Date

Authenticated
Rick Van Cleave 07/20/2023
Seller Date

Authenticated
Kristine E. Livingston 08/09/23
Buyer Date

Authenticated

Seller Date