

202308210057

08/21/2023 02:28 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

Carolyn Lynn Kennedy
696 South Wade Place
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237753

Aug 21 2023

Amount Paid \$9846.80

Skagit County Treasurer

By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE COMPANY
620054321

Escrow No.: 620054321

STATUTORY WARRANTY DEED

THE GRANTOR(S) Beverly Vanderpool, as Trustee of The Beverly Vanderpool Living Trust dated March 1, 2021

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Carolyn Lynn Kennedy, a single woman

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 9, WADE PLACE SECOND ADDITION

Tax Parcel Number(s): P83904 / 4531-000-009-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8.17.2023

Beverly Vanderpool, as Trustee of The Beverly Vanderpool Living Trust

BY: Beverly Vanderpool
Beverly Vanderpool

State of Washington

County of Snohomish

This record was acknowledged before me on 8.17.2023 by Beverly Vanderpool
as Trustee of The Beverly Vanderpool Living Trust.

Donna Lee Reed
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/1/2023

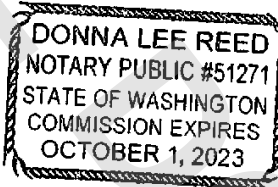


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P83904 / 4531-000-009-0001

LOT 9, WADE PLACE SECOND ADDITION, AS PER PLAT 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. 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

2. 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

3. 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

4. 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:

Recording No: 9003090033

5. 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

EXHIBIT "B"Exceptions
(continued)

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

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."

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