

When recorded return to:

Kolton Watkins
12090 Country Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237914

Sep 01 2023

Amount Paid \$5925.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054568

CHICAGO TITLE
620054568

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bonnie J. Whelan, Trustee of The Burton J. and Bonnie J. Whelan Revocable Living Trust dated March 12, 1997

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

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 27, COUNTRY LANE ADDN

Tax Parcel Number(s): P64624 / 3890-000-027-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 8/29/23

The Burton J. and Bonnie J. Whelan Revocable Living Trust dated March 12, 1997

BY: Bonnie J. Whelan, Trustee by Kellie Ann Whelan, her attorney
Bonnie J. Whelan, Trustee by Kellie Ann Whelan, her attorney in fact in factState of Washington
County of SnohomishThis record was acknowledged before me on 08/29/2023 by Kellie Ann Whelan as
attorney in fact of Bonnie J. Whelan.Alysia Hudson

(Signature of notary public)

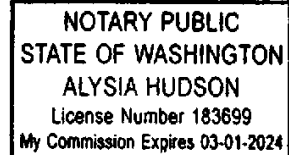
Notary Public in and for the State of WashingtonMy commission expires: 03/01/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64624 / 3890-000-027-0006

TRACT 27, COUNTRY LANE ADDITION, SKAGIT COUNTY, WASH. AS PER PLAT RECORDED IN
VOL. 7 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY.

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 the Plat of Country Lane Addition:

Recording No: 516423

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.