

When recorded return to:
Quyen Phan and Thomas Sawyer
19708 9th PI W
Lynnwood, WA 98036

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237998

Sep 08 2023

Amount Paid \$10096.00
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

620054712

Escrow No.: 620054712

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marian Ericson, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Quyen Phan and Thomas Sawyer, 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.)

PTN LT 7 & ALL LT 8, BLK 1, "KLOKE'S ADDITION TO BURLINGTON"

Tax Parcel Number(s): P72624 / 4088-001-008-0007, P72623 / 4088-001-007-0008

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

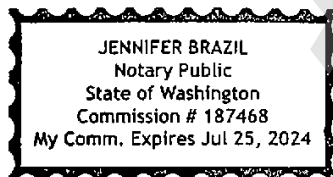
Dated: September 1, 2023Marian Ericson
Marian EricsonState of WashingtonCounty of SkagitThis record was acknowledged before me on 9-1-2023 by Marian Ericson.Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2024

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P72624 / 4088-001-008-0007 and P72623 / 4088-001-007-0008

PARCEL "A"

THE EAST ½ OF LOT 7 AND ALL OF LOT 8, BLOCK 1, "KLOKE'S ADDITION TO BURLINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 8 FEET THEREOF CONVEYED TO THE CITY OF BURLINGTON FOR ALLEY PURPOSES BY DEED DATED MARCH 15, 1956, RECORDED NOVEMBER 27, 1956, IN VOLUME 291 OF DEEDS, PAGE 19, UNDER AUDITOR'S FILE NO. 558970, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

THE WEST ½ OF LOT 7, BLOCK 1, "KLOKE'S ADDITION TO BURLINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THE SOUTH 8 FEET THEREOF CONVEYED TO THE CITY OF BURLINGTON FOR ALLEY PURPOSES BY DEED DATED MARCH 15, 1956, RECORDED NOVEMBER 27, 1956, IN VOLUME 291 OF DEEDS, PAGE 19, UNDER AUDITOR'S FILE NO. 558970, 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 the Plat of Kloke's Addition to Burlington:

Recording No: 518808

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

4. Assessments, if any, levied by Burlington.
5. 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 August 4, 2023
between Quyen Phan Thomas Sawyer ("Buyer")
Buyer Buyer
and Marian Ericson ("Seller")
Seller Seller
concerning 411 Caroline St 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.

Authentication
Quyen Phan 08/03/2023
Buyer Date

Authentication
Marian Ericson 07/27/2023
Seller Date

Authentication
Thomas Sawyer 08/03/2023
Buyer Date

Seller Date