

202312200008

12/20/2023 09:02 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**When recorded return to:**

Carolyn Eva Kujath  
13829 Jim Creek Road  
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20239091

Dec 20 2023

Amount Paid \$4405.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
*62005456*

Escrow No.: 620055456

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vicki D. Burkholder, 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 Carolyn Eva Kujath, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

LOT B, SKAGIT COUNTY SHORT PLAT PL-06-0125, AS RECORDED AUGUST 17, 2006  
UNDER AUDITOR'S FILE NO. 200608170106.

BEING A PORTION OF TRACT 5 OF SHORT PLAT 130-78 LOCATED IN THE SOUTHEAST  
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH,  
RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P124879 / 330416-3-005-1300

Subject to:

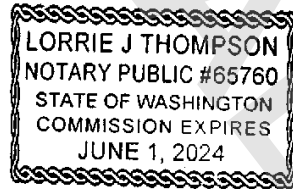
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

## STATUTORY WARRANTY DEED

(continued)

Dated: 12/18/2023Vicki D. Burkholder

Vicki D. Burkholder

State of Washington  
County of SnohomishThis record was acknowledged before me on 12-18-2023 by Vicki D. Burkholder.Lorrie J Thompson  
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 6-1-2024

## EXHIBIT "A"

### Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: 99302

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. 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 Hermway Heights Estates:

Recording No.: 893793

3. 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 Short Plat No. PL-06-0125:

Recording No.: 200608170106

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

Granted to: Puget Sound Power & Light Company  
Purpose: Underground electrical system and appurtenances thereto  
Recording Date: July 15, 1983  
Recording No.: 8307150044  
Affects: The easterly 7 feet of said premises and other property abutting the westerly line of Hermway Heights Road

5. Plat Lot of Record Certifications recorded under Skagit County, and the terms and conditions therein.

**EXHIBIT "A"****Exceptions  
(continued)**

Recording No.: 200605230074

Recording No.: 200608170107

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