

POOR ORIGINAL

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06/13/2024 10:59 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor, WA

**When recorded return to:**

Lauren Skiles  
Alder Dupe LLC  
17671 W Big Lake Blvd  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240958

Jun 13 2024

Amount Paid \$11012.70  
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**

620056446

Escrow No.: 620056446

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gala Maria Norton, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Alder Dupe LLC, a Washington limited liability company

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

LOT 2, CITY OF BURLINGTON SHORT PLAT NO. SS-05-08 AKA "H & F INVESTMENTS LLC  
SHORT PLAT", APPROVED AUGUST 13, 2008, RECORDED AUGUST 18, 2008 UNDER  
AUDITOR'S FILE NO. 200808180063; BEING A PORTION OF LOTS 18 AND 19, BLOCK 1,  
"KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON", AS PER PLAT RECORDED IN  
VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P127859 / 4089-001-019-0200

Subject to:

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

9111  
**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6/12/2024

Gala Maria Norton  
Gala Maria Norton

State of WASHINGTON

County of SN JUAN

This record was acknowledged before me on 6/12/2024 by Gala Maria Norton.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 12-13-2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
LORI L. RONHAAR  
License Number 105815  
My Commission Expires 12-13-2024

# EXHIBIT "A"

## 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 Knutzen's Addition to the Town of Burlington:  
  
Recording No: 74105
2. Covenant to Bind Properties, including the terms and provisions thereof:  
  
Recording Date: July 12, 2006  
Recording No.: 200607120097
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: July 12, 2006  
Recording No.: 200607120098  
Matters shown: Access & utility easement
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 H & F Investments LLC Short Plat:  
  
Recording No: 200808180063
5. 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,

**EXHIBIT "A"**

**Exceptions  
(continued)**

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by the City of Burlington.