

When recorded return to:

Diana Elizabeth Mendiola-Rincon and Mario D.
Rincon
650 South Skagit Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241028

Jun 20 2024

Amount Paid \$9722.20
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

W20056376

Escrow No.: 620056376

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Allen Tate and Amanda Griess, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Diana Elizabeth Mendiola-Rincon and Mario D. Rincon, 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.)

LT 1, BURLINGTON SHORT PLAT NO. BURL-1-10; BEING PTN TRACT 59, PLAT OF THE
BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P131852 / 3867-000-059-1204

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

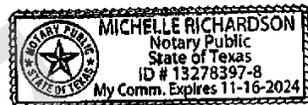
Dated: ¹⁷~~6/19~~¹⁶/24 _____

Paul Allen Tate
Amanda Griess
Amanda Griess

State of Texas
County of Collin

This record was acknowledged before me on June 13, 2024 by Paul-Allen-Tate and ^{mk} Amanda Griess, also appearing of record as Amanda Lynn Griess, husband and wife.

Michelle Richardson
(Signature of notary public)
Notary Public in and for the State of Texas
My appointment expires: 11/16/2024



STATUTORY WARRANTY DEED
(continued)

Dated: 6/17/2024

Paul Allen Tate
Paul Allen Tate

Amanda Griess

State of Washington

County of SKAGIT

This record was acknowledged before me on June 17, 2024 by Paul Allen Tate and ~~Amanda Griess, also appearing of record as Amanda Lynn Griess, husband and wife.~~

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

LJ



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P131852 / 3867-000-059-1204

LOT 1, BURLINGTON SHORT PLAT NO. BURL-1-10, APPROVED APRIL 8, 2014, RECORDED APRIL 10, 2014, UNDER AUDITOR'S FILE NO. 201404100001, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF TRACT 59, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, 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 granted in a document:

Recorded:	June 15, 1984
Recording No.:	8406150026
In favor of:	City of Burlington
For:	Maintenance of said natural drainage

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 Burlington Acreage Property:

Recording No: 9003090033

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. BURL-7-00:

Recording No: 200101160084

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 SHORT PLAT NO. BURL-1-10:

Recording No: 201404100001

5. Agreement to Maintain Stormwater Facilities By and Between the City of Burlington and Thomas G. Carlson, and His Heirs, Successors, or Assigns including the terms, covenants and provisions thereof

Recording Date: April 10, 2014
Recording No.: 201404100002

EXHIBIT "B"Exceptions
(continued)

6. Notice of Special Flood Hazard and Protected Wetland Area and the terms and conditions thereof:
Recording Date: July 9, 2020
Recording No.: 202007090089
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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."
10. Assessments, if any, levied by Burlington.
11. 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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 22, 2024

between Diana Mendiola Rincon Mario D Rincon ("Buyer")
Buyer Buyer
and Paul A Tate Amanda Griess ("Seller")
Seller Seller
concerning 650 S Skagit 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.

Authenticator
Diana Mendiola Rincon 05/22/2024
Buyer Date

Authenticator
Mario D Rincon 05/22/2024
Buyer Date

Authenticator
Paul A. Tate 05/23/24
Seller Date

Authenticator
Amanda Griess 05/23/24 6/13/24
Seller Date