

**When recorded return to:**  
Jennifer J. Sass-Walton and Robert D. Walton  
214 Waugh Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20241982  
Aug 30 2024  
Amount Paid \$6245.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title  
620057091

Escrow No.: 245465651

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wilbur E Drafs, as his seprate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Jennifer J. Sass-Walton and Robert D. Walton, a married couple

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

THE WEST 1/2 OF LOT 3 ALL 4 & 5, BLOCK 27, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, 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): 4076-027-005-0009, P71468

Subject to:

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

**STATUTORY WARRANTY DEED**

(continued)

law, as set forth on the Amended Plat of Burlington:  
Recording No: 16511

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."

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 27, 2024

Wilbur E Drafs  
Wilbur E Drafs

State of Washington  
County of Yakima  
This record was acknowledged before me on 8-27-2024 by Wilbur E Drafs.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 3-5-27

