

When recorded return to:
Christopher Jeffrey Rankin
1107 S Spruce Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242045
Sep 05 2024
Amount Paid \$7205.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056853

CHICAGO TITLE

620056853

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lisa J. Cure, a married person as a separate estate and Jennifer J. Lind, a married person as a 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 Christopher Jeffrey Rankin, an unmarried man

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

LOT 11, "GILKEY'S ADDITION TO BURLINGTON," AS PER PLAT RECORDED IN VOL 7 OF PLATS, PG 29, 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): P72556/4085-000-011-0007

Subject to:

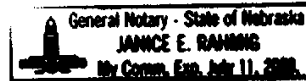
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: 8.21.24Lisa J. Cure

Jennifer J. Lind

State of NebraskaCounty of Scotts BluffThis record was acknowledged before me on August 30, 2024 by Jennifer J. Lind. Lisa J. CureJamie E. Ramming
(Signature of notary public)Notary Public in and for the State of NEMy commission expires: 7-11-24

State of _____

County of _____

This record was acknowledged before me on _____ by Lisa J. Cure.

(Signature of notary public)

Notary Public in and for the State of _____

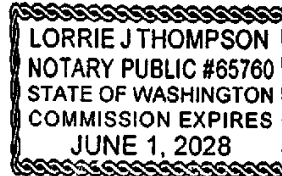
My commission expires: _____

STATUTORY WARRANTY DEED (continued)

Dated: 8.29.24

Lisa J. Cure

Jennifer J. Lind



State of Washington
County of SKAGIN

This record was acknowledged before me on 8.29.2024 by Jennifer J. Lind.

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

State of _____
County of _____

This record was acknowledged before me on _____ by Lisa J. Cure.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

EXHIBIT "A"
Exceptions

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

Granted to:	Pacific Telephone and Telegraph Company
Purpose:	Right to place and maintain anchor with necessary appurtenances
Recording Date:	May 18, 1927
Recording No.:	203792
Affects:	Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power & Light Company
Purpose:	future right to construct, reconstruct and maintain and operate not more than two additional transmission lines
Recording Date:	June 27, 1930
Recording No.:	234986
Affects:	Portion of said premises
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 the Plat of Gilkey's Addition to Burlington:

Recording No: 511757
4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 30, 1955
Recording No.: 525143
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Burlington.
7. City, county or local improvement district assessments, if any.

EXHIBIT "A"

Exceptions
(continued)

8. 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."