

When recorded return to:
Carter Lee Aungst
1509 East Fairhaven Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242184
Sep 17 2024
Amount Paid \$6501.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057047

CHICAGO TITLE
620057047

STATUTORY WARRANTY DEED

THE GRANTOR(S) Virginia A. Crandall, unmarried

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Carter Lee Aungst, an unmarried person

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.)

PTN TRACT 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY"

Tax Parcel Number(s): P62497 / 3867-000-035-2506

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9-12-24

Virginia A. Crandall

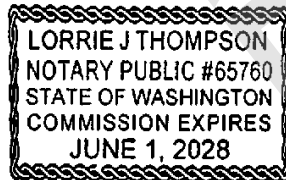
Virginia A. Crandall By Kenneth C. Crandall *Att in fact*
By Kenneth C. Crandall as Power of AttorneyState of Washington
County of SKagitThis record was acknowledged before me on 9-12-2024 by Kenneth Crandall as Special Power of Attorney of Virginia A Crandall.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of Washington
My commission expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62497 / 3867-000-035-2506

THAT PORTION OF THE WEST HALF OF THE WEST HALF OF TRACT 35, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF FAIRHAVEN AVENUE 56 FEET EAST OF THE WEST LINE OF TRACT 35;
THENCE EAST 74 FEET;
THENCE NORTH 110 FEET;
THENCE WEST 74 FEET;
THENCE SOUTH 110 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**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 The Burlington Acreage Property:

Recording No: Volume 1, Page 49

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."

4. Assessments, if any, levied by Burlington.
5. City, county or local improvement district assessments, if any.