

When recorded return to:

Tracy A Smolsnik
11355 North Skagit Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242562

Oct 15 2024

Amount Paid \$8671.99
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.: 620056693

CHICAGO TITLE

620056693

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cecil Falls and Tia Falls, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Tracy A Smolsnik, an unmarried person and Johnathon L
LaMeres, an unmarried person

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

THE WEST HALF OF LOT 6, BLOCK 138, FIRST ADDITION TO BURLINGTON, ACCORDING
TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

EXCEPT THE EAST 15 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P72396 / 4077-138-006-0010

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: OCT 7, 2024

Cecil Falls by Tia Falls
as attorney in fact

Cecil Falls by Tia Falls as attorney in fact

Tia Falls

State of Oregon
County of Linn

This record was acknowledged before me on October 7, 2024 by
Tia Falls for Cecil Falls

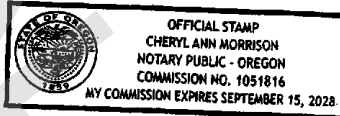
as his Attorney in Fact

Cheryl Ann Morrison

(Signature of notary public)

Notary Public in and for the State of Oregon

My commission expires: 9/15/2028



State of Oregon
County of Linn

This record was acknowledged before me on October 7, 2024 by Tia Falls.

Cheryl Ann Morrison

(Signature of notary public)

Notary Public in and for the State of Oregon

My appointment expires: 9/15/2028



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 First Addition to Burlington:

Recording No: Volume 3, Page 11

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

Granted to: By and between adjacent property owners
Purpose: Ingress and egress

Recording Date: March 20, 1986
Recording No.: 8603200060

Recording Date: August 16, 1991
Recording No.: 9108160003

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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."

EXHIBIT "A"

Exceptions
(continued)

5. City, county or local improvement district assessments, if any.