

When recorded return to:
Taylor Triplett and Jennalise Triplett
1011 S Section Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242619
Oct 18 2024
Amount Paid \$8133.00
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
620057364

Escrow No.: 620057364

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jerardo P. Gonzalez and Aurora V. Gonzalez, 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 Taylor Triplett and Jennalise Triplett, a married couple

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

LOT 59, "PLAT OF COUNTRY AIRE PHASE I", AS PER PLAT RECORDED IN VOLUME 15 OF
PLATS, PAGE(S) 91 THROUGH 94, INCLUSIVE, 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): P104098 / 4605-000-059-0008

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

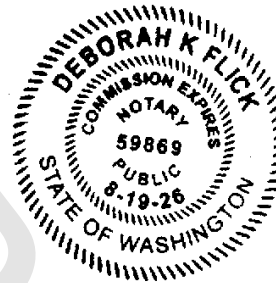
Dated: 10-11-24Jerardo P. Gonzalez
Jerardo P. GonzalezAurora V. Gonzalez
Aurora V. GonzalezState of WashingtonCounty of SnohomishThis record was acknowledged before me on Oct 11, 2024 by Jerardo P. Gonzalez and Aurora V. Gonzalez.Deborah K. Flick
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 8/19/26

EXHIBIT "A"
Exceptions

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

In favor of:	The Puget Sound and Baker River Railroad Company
Purpose:	Railroad right-of-way
Recording Date:	August 28, 1906 and July 3, 1907
Recording No.:	61920
Recording No.:	63372
Affects:	A 50-foot wide strip of land
2. Ordinance No. 1169 and the terms and conditions thereof:

Recording Date:	September 6, 1990
Recording No.:	9009060046
3. 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, a Washington corporation
Purpose:	Underground electric system
Recording Date:	October 29, 1992
Recording No.:	9210290099
Affects:	Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Dike District No. 12 of Skagit County
Purpose:	Ingress and egress
Recording Date:	March 29, 1993
Recording No.:	9303290048
Affects:	The eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77, Plat of Burlington Acreage property
5. 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 Country Aire Phase 1:

Recording No: 9306110139
6. 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,

EXHIBIT "A"**Exceptions
(continued)**

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: June 11, 1993
Recording No.: 9306110140

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 1993
Recording No.: 9309150090

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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."
9. Assessments, if any, levied by Burlington.
10. 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 09/17/2024
 between Taylor Triplett and Jennalise Triplett ("Buyer")
Buyer Buyer
 and Jerardo Gonzalez and Aurora Gonzalez ("Seller")
Seller Seller
 concerning 1011 S Section St 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.

Signed by: Taylor Triplett 9/17/2024
Buyer Date
 Signed by: Aurora V Gonzalez 9/17/2024
Buyer Date

Authenticated: Jerardo P Gonzalez 09/17/24
Seller Date
 Authenticated: Aurora V Gonzalez 09/17/24
Seller Date

