

202501170059

01/17/2025 03:43 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
AMOS GREY
1035 EAST FAIRHAVEN AVENUE
BURLINGTON, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250144

Jan 17 2025

Amount Paid \$7365.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

2141019-LT
Order No.: W-212323
Title Order No.: W-212323
4 pages
THE GRANTOR(S)

SHANE COTE and RAMONA COTE, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

AMOS GREY, an unmarried person

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

LOTS 19 AND 20, BLOCK 34, "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.

See Exhibit A attached hereto and by this reference incorporated herein and made a part here.

Tax Parcel No(s): 4076-034-020-0048/P71531

Dated: January 6, 2025

ATTACHED TO SWD, W-212323


SHANE COTE


RAMONA COTE

STATE OF WASHINGTON }
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that SHANE COTE and RAMONA COTE the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: The 15th day of January, 2025


NOTARY SIGNATURE
Notary Public in and for the State of Washington
Residing at Bellingham

My appointment expires: 9.27.2027

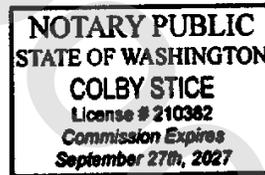


EXHIBIT A

SUBJECT TO:

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Amended Plat of Burlington, Skagit County, Wash.

Recorded: July 3, 1894

Auditor's No.: 16511 (Volume 3 of Plats, page 17)

2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington

Purpose: Construction and maintaining a public sewer line

Area Affected: The North 8 feet

Dated: May 12, 1946

Recorded: May 12, 1946

Auditor's File No.: 404238

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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The following is part of the Purchase and Sale Agreement dated December 16, 2024

between Amos Grey ("Buyer")

and Shane Cote ("Seller")

concerning 1035 E Fairhaven Ave (Burlington, WA 98233) (the "Property")

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.

AA 12/16/24
Buyer Date

Shane Cote 12/22/24
Seller Date
Ramona Cote 12/22/24
Seller Date