

**When recorded return to:**

Eddie S. Aviles and Abigayle Faber Aviles  
1777 S Burlington Blvd, PMB 298  
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20250686

**Mar 11 2025**

Amount Paid \$6885.00  
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  
620058252

Escrow No.: 620058252

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jamie Dotson, Personal Representative of The Estate of Katherine T Francis, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Eddie S. Aviles and Abigayle Faber Aviles, a married couple

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

THE NORTH 79.83 FEET OF THE WEST 202 1/2 FEET OF LOT 25 AND THE EAST 40 FEET OF LOT 6, AND THE EAST 40 FEET OF THE NORTH 10 FEET OF LOT 7, BLOCK 135, FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, 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): P72233 / 4077-135-025-0500

Subject to:

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

## STATUTORY WARRANTY DEED

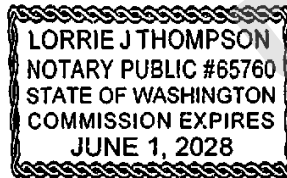
(continued)

Dated: 03-10-2025

The Estate of Katherine T Francis, deceased

BY: [Signature]Jamie Dotson  
Personal RepresentativeState of WashingtonCounty of SkagitThis record was acknowledged before me on March 10, 2025 by Jamie Dotson as  
Personal Representative of The Estate of Katherine T Francis, deceased.[Signature]

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

**EXHIBIT "A"****Exceptions**

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

Granted to: Public Utility District No. 1 of Skagit County Washington, a municipal corporation  
 Purpose: Pipelines  
 Recording Date: April 4, 1956  
 Recording No.: 547258  
 Affects: As described
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of: Larry D. Mitzel  
 Purpose: Ingress and egress  
 Recording Date: April 2, 1985  
 Recording No.: 8504020024  
 Affects: As described
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of: Cascade Natural Gas  
 Purpose: To construct, maintain, inspect, operate, protect, repair, replace, alter and remove a pipeline or pipelines for the transportation of oil, gas and the products thereof  
 Recording Date: March 28, 1986  
 Recording No.: 8603280037  
 Affects: As described
4. Road Maintenance and the terms and conditions thereof:
 

Executed by: Adjacent property owners  
 Recording Date: April 1, 1992  
 Recording No.: 9204010097
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 First Addition to Burlington Skagit Co. Wash:
 

Recording No: 8843

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

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- |                 |   |
|-----------------|---|
| Granted to:     | Larry D. Mitzel and Kerri R. Mitzel, husband and wife |
| Purpose:        | Sanitary Sewer  |
| Recording Date: | August 24, 2004                                       |
| Recording No.:  | 200408240132  |
| Affects:        | Said premises   |
7. 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."
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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 February 18th 2025  
between Eddie S Aviles Abigayle Ann Faber Aviles ("Buyer")  
Buyer Buyer  
and Estate of Katherine T Francis ("Seller")  
Seller Seller  
concerning 316 Ferry 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.

Authentication  
Eddie S Aviles 02/19/25  
Buyer Date

Authentication  
Jamie Dotson, as Personal Representative 02/18/2025  
Seller Date

Authentication  
Abigayle Ann Faber Aviles 02/19/25  
Buyer Date

Seller Date