

202503280111

03/28/2025 10:47 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Blake M King
7944 Healy Rd
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250876

Mar 28 2025

Amount Paid \$2645.00
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

Escrow No.: 620058375

CHICAGO TITLE

620058375

STATUTORY WARRANTY DEED

THE GRANTOR(S) SP and P, LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Blake M King, 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.)

LT 4, REVISED SP NO. 64-77, BEING PTN TRACT 36, BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P62516/3867-000-036-1101

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3-24-25

SP and P, LLC

BY: [Signature]

M. Kelly Schols
Member

BY: [Signature]

Ed Perry
Member

BY: [Signature]

Michele Perry
Member

BY: [Signature]

Steve Perry
Member

BY: [Signature]

Kelli Perry
Member

State of Washington

County of SKagit

This record was acknowledged before me on March 24, 2025 by M. Kelly Schols, Ed Perry, Michele Perry, Steve Perry and Kelli Perry as Member, Member, Member, Member and Member respectively of SP and P, LLC.

Lorrie J Thompson
(Signature of notary public)

Notary Public in and for the State of Washington

My appointment expires: 6-1-2028

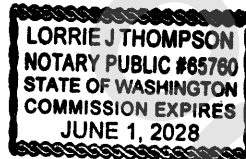


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62516/3867-000-036-1101

LOT 4, OF REVISED SHORT PLAT NO. 64-77, APPROVED JANUARY 10, 1978, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 176, UNDER AUDITOR'S FILE NO. 871786, RECORDS OF SKAGIT COUNTY AND BEING A PORTION OF TRACT 36, PLAT OF THE BURLINGTON ACREAGE PROPERTY.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITIES OVER LOTS 1, 2 AND 3, AS DELINEATED ON THE FACE OF REVISED SHORT PLAT NO. 64-77, AND BEING A PORTION OF TRACT 36, PLAT OF THE BURLINGTON ACREAGE PROPERTY.

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 Burlington Acreage Property:

Recording No: Volume 1, Page 49

2. 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 Short Plat No. 64-77:

Recording No: 864338

Modification(s) of said instrument

Recording Date: January 11, 1978
Recording No.: 871786

3. Lot of Record Certification and the terms and conditions thereof:

Recording Date: April 23, 2024
Recording No.: 202404230070

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.

EXHIBIT "B"Exceptions
(continued)

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."

5. 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 20, 2025

between Blake M King ("Buyer")
Buyer
and S P and P, LLC ("Seller")
Seller
concerning Lot 4 Patrick Dr 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.

X Blake M King 2/20/25
Buyer Date

Buyer Date

Authentication
Steve Perry 02/21/25

Date

Seller
Ed Perry 02/20/25
Authentication

Date

Kelly Schols 02/20/25
Seller

Date