

202504300065

04/30/2025 02:50 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Seth Morris and Alicia Morris
1110 6th Street 4
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251304
Apr 30 2025
Amount Paid \$6005.00
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
620058475

Escrow No.: 620058475

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dehgan Caldwell and Sarah Case, 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 Seth Morris and Alicia Morris, a married couple

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.)

PTN. BLK 137, FIRST ADDN TO BURLINGTON

Tax Parcel Number(s): P72367 / 4077-137-005-0500

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

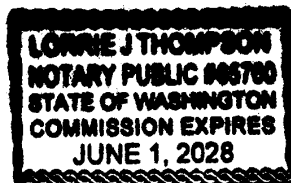
Dated: 4/16/25Dehgan Caldwell
Dehgan CaldwellSarah Case
Sarah CaseState of WashingtonCounty of SKagitThis record was acknowledged before me on April 16, 2025 by Dehgan Caldwell and Sarah Case.Lonnie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P72367 / 4077-137-005-0500

THAT PORTION OF BLOCK 137, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OR LOT 1 OF SAID BLOCK 137 OF SAID FIRST ADDITION TO BURLINGTON;

THENCE SOUTH 00°19'30" WEST ALONG THE EAST LINE OF SAID BLOCK 137, A DISTANCE OF 465 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE SOUTH 89°34'30" WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 137, A DISTANCE OF 100 FEET;

THENCE SOUTH 00°19'30" WEST, A DISTANCE OF 60 FEET;

THENCE NORTH 89°34'30" EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 137, A DISTANCE OF 100 FEET TO THE EAST LINE OF SAID BLOCK 137;

THENCE NORTH 00°19'30" EAST ALONG THE EAST LINE OF SAID BLOCK 137, A DISTANCE OF 60 FEET TO THE TRUE POINT OF BEGINNING.

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 First Addition to Burlington:

Recording No: 8843

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

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