

When recorded return to:
Nick Appleton and Mallori Appleton
1304 Crystal Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251533
May 20 2025
Amount Paid \$8761.00
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.: 620058882

CHICAGO TITLE
620058882

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachary L Collins, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Nick Appleton and Mallori Appleton, a married couple

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

LOT 8, PLAT OF COUNTRY AIRE PHASE 3, AS PER PLAT RECORDED IN VOLUME 15 OF
PLATS, PAGES 157 AND 158, 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): P104484 / 4625-000-008-0007

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5-15-25Zachary L Collins

Zachary L Collins

Megan Ann CollinsMegan Ann Collins, spouse of Zachary
L. CollinsState of WashingtonCounty of SkagitThis record was acknowledged before me on 5-15-25 by Zachary L Collins
and Megan Ann Collins.[Signature]

(Signature of notary public)

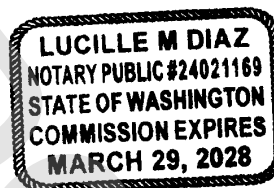
Notary Public in and for the State of WAMy appointment expires: 3-29-28

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 28, 1906
Recording No.: 61920, records of Skagit County, Washington
In favor of: The Puget Sounder and Baker River Railroad Company
For: A 50 foot wide strip of land
Affects: A railroad right-of-way

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 3, 1907
Recording No.: 63372, records of Skagit County, Washington
In favor of: The Puget Sound and Baker River Railroad Company
For: A 50 foot wide strip of land
Affects: A railroad right-of-way

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 29, 1992
Recording No.: 9210290099, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects:

EASEMENT NO. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 29, 1993
Recording No.: 9303290048, records of Skagit County, Washington
In favor of: Dike District No. 12 of Skagit County
For: Ingress and egress
Affects: Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77, Plat of Burlington Acreage Property

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

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 COUNTRY AIRE PHASE 3:

Recording No: 9402220117

6. 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 Skagit County Short Plat No. 40-76:

Recording No: 842705

7. Ordinance No. 1169, and the terms and conditions thereof:

Recording Date: September 6, 1990

Recording No.: 9009060046

8. 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, 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

Recorded: June 11, 1993

Recording No.: 9306110140, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: September 15, 1993

Recording No.: 9309150090, records of Skagit County, Washington

9. 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, 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

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

Recording Date: February 22, 1994
Recording No.: 9402220118

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Burlington.
13. City, county or local improvement district assessments, if any.

Authentisign ID: 2E4617DF-F322-F011-8B3D-00224822F75A

Authentisign ID: CD945563-E922-F011-8B3D-00224822F75A

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 April 26, 2025
between Nick Appleton Mallori Appleton ("Buyer")
Buyer Buyer
and Zachary L. Collins ("Seller")
Seller Seller
concerning 1304 Crystal Lane 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.

Authentisign
Nick Appleton 04/26/25
Buyer Date

Authentisign
Mallori Appleton 04/26/25
Buyer Date

Authentisign
Zachary L. Collins 04/26/25
Seller Date

Seller Date