

When recorded return to:

Angel Jimenez
1219 E Gilkey Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251764

Jun 09 2025

Amount Paid \$8494.00
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.: 620058962

CHICAGO TITLE
620058962

STATUTORY WARRANTY DEED

THE GRANTOR(S) James C. Carpenter, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Angel Jimenez , a single man

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 37, PLAT OF COUNTRY AIRE PHASE 1

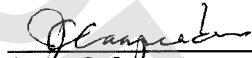
Tax Parcel Number(s): P104076 / 4605-000-037-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: May 30, 2025

James C. Carpenter

State of WashingtonCounty of SkagitThis record was acknowledged before me on May 30, 2025 by James C. Carpenter.

(Signature of notary public)

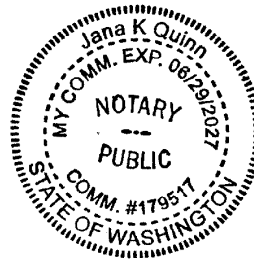
Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2027

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P104076 / 4605-000-037-0006

LOT 37, "PLAT OF COUNTRY AIRE PHASE 1, " AS PER PLAT RECORDED IN VOLUME 15 OF
PLATS, PAGES 91 THROUGH 94, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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

Granted to: The Puget Sound and Baker River Railroad Company
Purpose: A 50-foot wide strip of land
Recording Date: August 28, 1906
Recording No.: 61920
Affects: A railroad right-of-way
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Puget Sound and Baker River Railroad Company
Purpose: A 50 foot wide strip of land
Recording Date: July 3, 1907
Recording No.: 63372
Affects: A railroad right-of-way
3. Ordinance No. 1169 and the terms and conditions thereof:

Recording Date: September 6, 1990
Recording No.: 9009060046
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 29, 1992
Recording No.: 9210290099
Affects: 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
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Dike District No. 12
Purpose: Ingress and egress
Recording Date: March 29, 1993
Recording No.: 9303290048
Affects: Eastern 400 feet of Gilkey road, as platted between Tracts 74 and 77, Plat of Burlington Acreage Property
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

EXHIBIT "B"Exceptions
(continued)

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 Country Aire Phase 1:

Recording No: 9306110139

7. 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

Recording Date: July 11, 1993

Recording No.: 9306110140

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 1993

Recording No.: 9309150090

8. 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."

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

EXHIBIT "B"

Exceptions
(continued)

10. Assessments, if any, levied by Burlington.
11. 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 May 08, 2025
between Angel Jimenez ("Buyer")
Buyer Buyer
and James C Carpenter ("Seller")
Seller Seller
concerning 1219 E Gilkey Road 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.

Authorized
Angel Jimenez 05/08/2025
Buyer Date

James Clyde Carpenter 5/8/25
Seller Date

Buyer Date

Seller Date