

202506180036

06/18/2025 12:21 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Herbert Lehman
1304 East Gilkey Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251888

Jun 18 2025

Amount Paid \$8894.50
Skagit County Treasurer
By Lena Thompson Deputy

Chicago Title
620058545

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STATUTORY WARRANTY DEED

THE GRANTOR(S) David A Buben, 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 Herbert Lehman, an unmarried person

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

LOT 48, PLAT OF COUNTRY AIRE PHASE 1, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 15 OF PLATS, PAGES 91 THROUGH 94, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

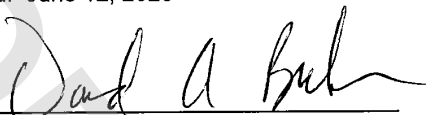
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104087, 4605-000-048-0007


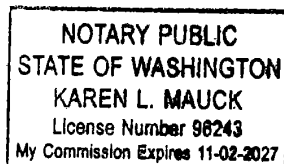
STATUTORY WARRANTY DEED

(continued)

Dated: June 12, 2025


David A Buben

State of Washington

County of WhatcomThis record was acknowledged before me on June 12, 2025 by David A Buben.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 11-2-2027

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 COUNTRY AIRE PHASE 1:

Recording No.: 9306110139

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Recorded: August 28, 1906
 Recording No.: 61920, 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

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

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: The Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77, Plat of Burlington Acreage Property

6. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Recording No.: 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.

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: June 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.
10. Assessments, if any, levied by Burlington.
12. City, county or local improvement district assessments, if any.