

202508270010

08/27/2025 08:41 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Santiago Cerrillo
1211 E Gilkey Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252761

Aug 27 2025

Amount Paid \$9562.00
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 CO.

620059532

Escrow No.: 620059532

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nathan Bell and Emily Irene Bell, also appearing of record as Emily Bell, 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 Santiago Cerrillo, an unmarried person

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

LOT 39, "PLAT OF COUNTRY AIRE PHASE 1", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 91 THROUGH 94, INCLUSIVE, 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): P104078 / 4605-000-039-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 08/22/2025

Nathan Bell
Nathan Bell
Emily Irene Bell
Emily Irene Bell

State of Montana

County of Gallatin

This record was acknowledged before me on 08/22/2025 by Nathan Bell and Emily Irene Bell.

Xiaoshi Gui

(Signature of notary public)

Notary Public in and for the State of Montana

My commission expires: 01/22/2029

Notarized remotely online using communication technology via Proof.

Signers are in Washington state

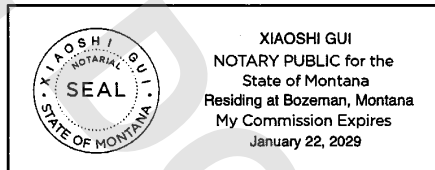


EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: 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 set forth in a document:
 In favor of: 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. 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.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 In favor of: Puget Sound Power & Light Company
 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 set forth in a document:
 In favor of: Dike District No. 12
 Purpose: Ingress and egress
 Recording Date: March 29, 1993
 Recording No.: 9303290048
 Affects: Portion of said premises
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

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

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: June 11, 1993

Recording No.: 9306110140

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and Washington Federal Savings and Loan

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 "A"

Exceptions
(continued)

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

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 August 02, 2025
between Santiago Cerrillo ("Buyer")
Buyer
and Nathan E. Bell Emily I. Bell ("Seller")
Seller
concerning 1211 E Gilkey Rd 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.

Authentication
Santiago Cerrillo 08/02/2025
Buyer Date

Authentication
Nathan Bell 07/27/2025
Seller Date

Authentication
Emily I Bell 07/27/2025
Seller Date