

202509160122

09/16/2025 11:50 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Tristan Smith and Nickole Smith
302 Ferry Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253041

Sep 16 2025

Amount Paid \$11876.00
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.: 620059900

CHICAGO
620059900

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jamie Dotson as the Personal Representative of the Estate of Katherine T Francis, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Tristan Smith and Nickole Smith, 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 LT 26, BLK 135, FIRST ADDN TO BURLINGTON, TGW PTN LT 4, SHORT PLAT NO.
BURL-4-95

Tax Parcel Number(s): P72235 / 4077-135-026-0103

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 09-10-25

Estate of Katherine T Francis, deceased

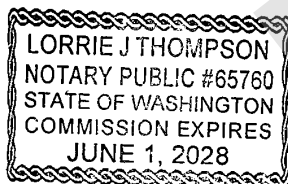
BY: [Signature]
Jamie Dotson
Personal RepresentativeState of WashingtonCounty of SkagitThis record was acknowledged before me on September 10, 2025 by Jamie Dotson as
Personal Representative of Estate of Katherine T Francis, deceased.[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72235 / 4077-135-026-0103

PARCEL A:

THE WEST 202.5 FEET OF LOT 26, BLOCK 135, "FIRST ADDITION TO BURLINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11 RECORDS OF SKAGIT COUNTY;

TOGETHER WITH THAT PORTION OF LOT 4, SHORT PLAT NO. BURL-4-95 FILED IN VOLUME 12 OF SHORT PLATS AT PAGE 86, RECORDS OF SKAGIT COUNTY WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4;
THENCE N 89°45'43" E ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 312.22 FEET;
THENCE S 00°09'42" E, A DISTANCE OF 122.00 FEET TO THE SOUTH LINE OF SAID LOT 4;
THENCE S 89°45'43" W ALONG SAID SOUTH LINE, A DISTANCE OF 312.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE N 00°04'43" W ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH THAT PORTION OF THE NORTH 20 FEET OF SAID LOT 4 LYING WEST OF CLANCY COURT AND EAST OF THE ABOVE DESCRIBED PARCEL PORTION OF LOT 4.

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 First Addition to Burlington:

Recording No: 8843

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

Granted to: Public Utility District No. 1 of Skagit County
Purpose: water pipeline(s)
Recording Date: May 21, 1967
Recording No.: 636245

No copy available

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

Granted to: Cascade Natural Gas Corporation
Purpose: Pipeline(s)
Recording Date: December 5, 1986
Recording No.: 8612050030

Said instrument is a re-recording of Recording No. 8602110038.

4. Declaration of Easements, Covenants and Road Maintenance Agreement, including the terms, covenants and provisions thereof

Recording Date: April 1, 1992
Recording No.: 9204010097

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 Short Plat No. BURL-4-95:

Recording No: 9603270063

EXHIBIT "B"Exceptions
(continued)

6. Covenants, conditions and restrictions 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 7, 1999
Recording No.: 9907070064

7. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: January 23, 2006
Recording No.: 200601230211

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

9. 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."

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 08/19/25
between Tristan Smith Nickole Smith ("Buyer")
Buyer Buyer
and Estate of Katherine T Francis ("Seller")
Seller Seller
concerning 302 Ferry St 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.

AuthentSIGN
Nickole Smith 08/19/25
Buyer Date
AuthentSIGN
Tristan Smith 08/19/25
Buyer Date

AuthentSIGN
Jamie Dotson, as Personal Representative 08/16/2025
Seller Date
AuthentSIGN

Seller Date