


When recorded return to:
Porfirio Bueno
1321 Shuler Avenue
Burlington, WA 98233


201904180064
04/18/2019 02:21 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.
620037734

Escrow No.: 620037734

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jared D. Verrall and Heidi Verrall, 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 Porfirio Bueno, a married man as his separate property

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

LOT 4, PLAT OF SHULER AVENUE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1999, UNDER AUDITOR'S FILE NO. 199912230011, 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): P116385

Subject to:

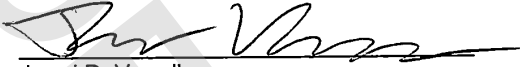
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191404
APR 18 2019

Amount Paid \$ 602.40
Skagit Co. Treasurer
By *MB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 4, 2019



Jared D. Verrall



Heidi Verrall

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jared D. Verrall and Heidi Verrall are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 11, 2019


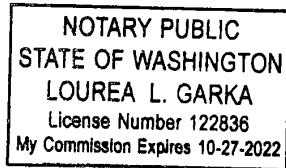

Name: Lourea L. Garka
Notary Public in and for the State of Wa
Residing at: Avimston
My appointment expires: 10/27/2022

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: April 20, 1970
 Recording No.: 738029
 Affects: The West 200 feet of easement portion of said plat
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Delmer E Cummings and Sara Cummings, husband and wife
 Purpose: Ingress, egress, utilities and roadway
 Recording Date: March 20, 1970
 Recording No.: 737178
 Affects: Portion of said premises
3. Stipulation Easement and Agreement entered October 13, 1981, in Skagit County Civil Cause No. 41533, wherein Rex A. Pettis and Connie Pettis, husband and wife, were Plaintiff and Virginia Joan Lubbe, a single woman was Defendant, as follows:
- A. The Defendant, Virginia Joan Lubbe, shall dismiss her appeal to the Appellant Court relative to the decision that was rendered in the above entitled court in and for the following considerations:
1. The Plaintiff, Rex A Pettis and Connie Pettis, shall pay to the Defendant the sum of \$2,000.00. (Said amount is paid in full).
2. The Plaintiffs shall construct a road for Ingress and egress purposes not further than a width of 17 feet North of the centerline of said described easement above set forth except one tree on the Northwest corner.
3. No trees on or near said easement shall be cut or removed except the three (3) stunted ones in the middle of said easement. Any trees to be pruned or cut back shall be done by agreement of both parties at such time that it may be necessary.
4. The Defendant shall have the fence now existing on said property moved to 17 feet North of the centerline of said Easement and shall maintain the up-keep of said property line.
- Affects: Easement portion only
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Ronald J. Maskell and Sandra L. Maskell, husband and wife
 Purpose: Road and utility purposes

EXHIBIT "A"Exceptions
(continued)

Recording Date: August 31, 1962
 Recording No.: 625778
 And Recording Date: April 15, 1963
 And Recording No.: 634537
 Affects: Easement portion only

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

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line
 Recording Date: January 10, 2000
 Recording No.: 200001100128
 Affects: The South 27 feet

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Plat of Shuler Avenue Addition:

Recording No: 9912230011

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

Exceptions
(continued)

thereof; Indian treaty or aboriginal rights.

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