

When recorded return to:
Juan Banales Alaniz and Karla Maria Rochin
Quevedo
981 Peterson Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4099
Sep 20 2019
Amount Paid \$5683.20
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038818

CHICAGO TITLE
620038818

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jonathan Wyse and Jessica Walker-Wyse, 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 Juan Banales Alaniz and Karla Maria Rochin Quevedo, a
married couple and Juan Banales Medrano, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 3 of Burlington Short Plat No. SS-4-00, approved September 18, 2001, recorded September
20, 2001 under Auditor's File No. 200109200010, being a portion of Lots 3 and 4 of Burlington
Short plat No. 90-28, approved August 20, 1990, and recorded August 22, 1990, under Auditor's
File No. 9008220013, all being a portion of Tract 47 Burlington Acreage Property, as per plat
recorded in Volume 1 of plats page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P111011 / 3867-000-047-0800

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: Sept 17, 2019

[Signature]
Jonathan Wyse

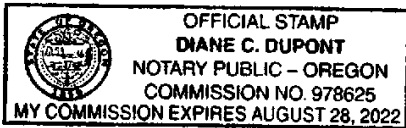
[Signature]
Jessica Walker-Wyse

State of Oregon

County of Benton

I certify that I know or have satisfactory evidence that
Jonathan Wyse and Jessica Walker - Wyse
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9-17-2019



[Signature]
Name: Diane C. Dupont
Notary Public in and for the State of Oregon
Residing at: Dallas, Oregon
My appointment expires: 8-28-2022

EXHIBIT "A"
Exceptions

1. Notice of Annexation including the terms, covenants and provisions thereof
Recording Date: December 15, 1998
Recording No.: 9812150126
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: utilities
Recording Date: May 8, 2001
Recording No.: 200105080129
3. 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 Burlington Short Plat No. 90-28:
Recording No: 9008220013
4. 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 Burlington Short Plat No. SS 4-00:
Recording No: 200109200010
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Burlington.
7. 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 June 25, 2019

between Juan Banales Alaniz Karla Maria Rochin Quevedo ("Buyer")
Buyer Buyer
and Jonathan Wyse Jessica Walker-Wyse ("Seller")
Seller Seller
concerning 981 Peterson 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.

AuthentSIGN
Juan Banales Alaniz 06/25/2019
Buyer 10:38:17 PM PDT Date

AuthentSIGN
Jonathan Wyse 06/27/2019
Seller 9:54:42 PM PDT Date

AuthentSIGN
Karla Maria Rochin Quevedo 06/25/2019
Buyer 10:40:16 PM PDT Date

AuthentSIGN
Jessica Walker-Wyse 06/28/2019
Seller 7:52:39 AM PDT Date

READ AND CONTENT APPROVED:

X JB
X KR
JB