

**When recorded return to:**  
Kinsey Kae Youngquist  
13330 Pulver Rd  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4118  
Sep 23 2019  
Amount Paid \$5718.80  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039936

**CHICAGO TITLE**  
620039936

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alyona Franz and Darren J. Franz, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Kinsey Kae Youngquist, an unmarried person

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

LOTS 16 THROUGH 20, INCLUSIVE, BLOCK 89, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE SOUTH 60 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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


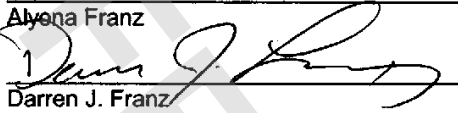
Tax Parcel Number(s): P71893 / 4076-089-020-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)


Dated: September 15, 2019

  
\_\_\_\_\_  
Alyona Franz  
  
\_\_\_\_\_  
Darren J. Franz

State of WASHINGTON  
County of Skagit

I certify that I know or have satisfactory evidence that Alyona Franz and Darren J. Franz 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: 9/20/2019

  
\_\_\_\_\_  
Name: Marissa Skarp  
Notary Public in and for the State of Wa  
Residing at: Stanwood  
My appointment expires: 3/2/22



**EXHIBIT "A"**  
**Exceptions**

1. 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 Amended Plat of Burlington, Skagit County, Wash., recorded in Volume 3 of Plats, Page 17:  
  
Recording No: 16511
  
2. Easement as disclosed on Statutory Warranty Deed for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Nonexclusive easement for pedestrian ingress and egress over and across an existing paved sidewalk approximately 3 feet wide located at or near the West line of the subject property. Said easement rights to include the right to maintain, repair and replace said existing sidewalk.  
Recording Date: February 6, 2019  
Recording No.: 201902060038
  
3. 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."
  
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
5. Assessments, if any, levied by City of Burlington.

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

6. City, county or local improvement district assessments, if any.