

When recorded return to:
John Christopher Sproles
19920 67th Ave NE #46
Arlington, WA 98223

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5604
Dec 27 2019
Amount Paid \$5078.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040527

CHICAGO TITLE
620040527

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Pflughoeft and Valerie Pflughoeft, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John C Sproles, an unmarried person

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.)

Lot(s): 11, 12 and 13, Block: 66, AMENDED PLAT OF BURLINGTON

Tax Parcel Number(s): P71740 / 4076-066-013-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 10, 2019

[Signature]
Daniel Pflughoeft

[Signature]
Valerie Pflughoeft

State of WASHINGTON
County of SKagit

I certify that I know or have satisfactory evidence that Daniel Pflughoeft Valerie Pflughoeft
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: December 14, 2019

[Signature]
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Burlington
My appointment expires: 10/27/2022

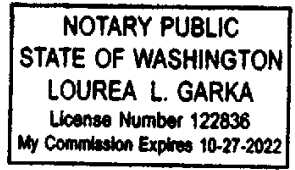


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P71740 / 4076-066-013-0007

LOTS 11, 12 AND 13, BLOCK 66, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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:

Recording No: 16511

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

Granted to: City of Burlington
Purpose: Sewer lines
Recording Date: May 12, 1947
Recording No.: 404285

3. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: May 28, 2013
Recording No.: 201305280296

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

5. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019
Tax Account No.: P71740 / 4076-066-013-0007
Tax Code/Located In: 0905
Assessed Value: \$182,900.00

General and Special Taxes: Billed: \$1,888.01, Full Year
Paid: \$1,888.01

6. Assessments, if any, levied by Burlington.
7. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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 11/6/2019
between John Sproles ("Buyer")
Buyer
and Valerie Pflughoeff ("Seller")
Seller Daniel Pflughoeff ("Seller")
Seller
concerning 1009 E Orange Avenue 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.

Authenticator
John Sproles 11/06/2019
Buyer 11/06/2019 11:04:38 AM PST
Buyer Date

Authenticator
Daniel Pflughoeff 10/23/2019
Seller 10/20/2019 10:40:07 AM PDT
Date
Authenticator
Valerie Pflughoeff 10/23/2019
Seller 10/23/2019 11:33:11 AM PDT
Date