

When recorded return to:
Rodney W. Van De Grift
812 Cul De Sac Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1087

Mar 25 2020

Amount Paid \$5604.93

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

CHICAGO TITLE
620041592

Escrow No.: 620041592

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richmond A. Hutchins, Jr. and Jillian L. Hutchins, 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 Rodney W. Van De Grift, 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.)

Ptn. Lot 81, BURLINGTON ACREAGE & Ptn. Lot 10, THORNTON ADDITION

Tax Parcel Number(s): P62838 / 3867-000-081-0701, P69982 / 4030-000-010-0103

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 24, 2020



Richmond A. Hutchins, Jr.




Jillian L. Hutchins

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Richmond A Hutchins Jr Jillian L Hutchins

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: March 25, 2020



Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Olympia, WA
My appointment expires: 10/27/2022

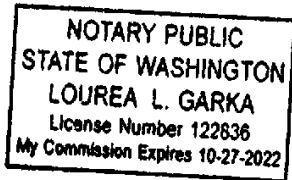


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62838 / 3867-000-081-0701 and P69982 / 4030-000-010-0103

Parcel A:

Those portions of Tract 81, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

1. Beginning at a point 503.81 feet East of the Southwest corner of said Tract 81;
Thence North along the East boundary of THORNTON ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 42, records of Skagit County, Washington, a distance of 111.55 feet;
Thence Easterly on a bearing South 89°28' East a distance of 100 feet;
Thence South parallel to the East boundary of said Thornton Addition, a distance of 111.55 feet;
Thence Westerly 100 feet to the point of beginning.

EXCEPT that portion, if any, lying East of the West boundary of the East 31.1 feet of the West Half of said Tract 81.

2. Beginning at a point 503.81 feet East of the Southwest corner of said Tract 81;
Thence North along the East boundary of THORNTON ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 42, records of Skagit County, Washington, a distance of 111.55 feet to the true point of beginning;
Thence continuing 50 feet in a straight line along the East end of Cul De Sac Drive;
Thence Easterly on a bearing South 89°28' East a distance of 100 feet;
Thence South parallel to the East boundary of Thornton Addition a distance of 50 feet;
Thence Westerly 100 feet to the point of beginning.

EXCEPT that portion, if any, lying East of the West boundary of the East 31.1 feet of the West Half of said Tract 81, INCLUDING A 48x42 2002 Skyline Greenbrier Manufactured Home, Serial Number 21910415P, title of which has been eliminated.

Situated in Skagit County, Washington.

Parcel B:

The East 3.81 feet of Lot 10, THORNTON ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 42, records of Skagit County, Washington, as measured along the North and South lines thereof.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. Assessments, if any, levied by City of Burlington.
3. 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 February 16, 2020
between Rodney W Van De Grift ("Buyer")
Buyer Buyer
and Richmond Hutchins Jr Jillian Hutchins ("Seller")
Seller Seller
concerning 812 Cul de sac 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 _____ 02/16/2020
Rodney W Van De Grift
Buyer 3:38:21 PM PST Date

Buyer Date

Authenticator _____ 02/16/2020
Rich Hutchins R.H.
Seller 7:35:50 PM PST Date
Authenticator _____ 02/16/2020
Jillian Hutchins JH
Seller 7:35:50 PM PST Date