

When recorded return to:
William R Ruhland and Jennifer A Ruhland
11058 Peter Anderson Rd
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4486

Oct 28 2020

Amount Paid \$6325.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY

620044506

Escrow No.: 245432409

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J. Livers, also appearing of record as Michael John Livers, and Melissa B. Livers, also appearing of record as Melissa Brianne Livers, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to William R Ruhland and Jennifer A Ruhland, husband and wife

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

Lot 3 of Short Plat No. 36-86, approved November 20, 1986, and recorded November 26, 1986 in Volume 7 of Short Plats, page 138, under Auditor's File No. 8611260033, records of Skagit County, Washington and being a portion of Tract 6, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

Except the West 60 feet of said Lot 3 as measured along the North line thereof.

Situate in the County of Skagit, State of Washington.

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

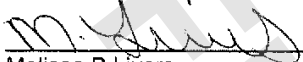
Tax Parcel Number(s): P62312, 3867-000-006-1909

STATUTORY WARRANTY DEED
(continued)

Dated: October 22, 2020



Michael J Livers




Melissa B Livers

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Michael J Livers and Melissa B Livers 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: 10-26-2020


Name: Keith G. Steinhilber
Notary Public in and for the State of WA
Residing at: Bellinham
My appointment expires: 8-26-23



Subject to:

STATUTORY WARRANTY DEED
(continued)

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: John Holmgren and Barbara N. Holmgren
Purpose: Ingress, egress and utilities
Recording Date: July 16, 1973
Recording No.: 787952
2. 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 Short Plat No. 36-86:
Recording No: 8611260033
3. Title Notification - Special Flood Hazard Area
Recording Date: August 26, 2014
Recording No.: 201408260034
4. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Lands
Recording Date: October 1, 2014
Recording No.: 201410010030
5. 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."
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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:

Recording No: 202010260160