

**When recorded return to:**  
Christina A. Miller  
11319 Willow Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2362

May 27 2021

Amount Paid \$7221.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

**CHICAGO TITLE COMPANY**  
620047637

Escrow No.: 245441378

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Elizabeth B. Watras and Charles C. Watras, a married couple

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 Christina A. Miller, an unmarried individual and Sean T. Ryan, 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.)

LT 21, SPARR'S REPLAT IN TRACTS 13 AND 15, BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P69739 / 4019-000-021-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

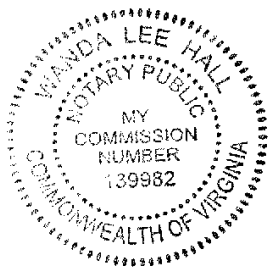
Dated: May 25, 2021

Elizabeth B. Watras  
Elizabeth B. Watras  
Charles C. Watras  
Charles C. Watras

State of VIRGINIA  
County of HANOVER

I certify that I know or have satisfactory evidence that Elizabeth B. Watras and Charles C. Watras 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: May 26, 2021  
Wanda Lee Hall  
Name: Wanda Lee Hall  
Notary Public in and for the State of VIRGINIA  
Residing at: HANOVER COUNTY  
My appointment expires: \_\_\_\_\_  
My Commission Expires  
October 31, 2022



**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P69739 / 4019-000-021-0006

LOT 21, SPARR'S REPLAT IN TRACTS 13 AND 15, BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

**SPECIAL EXCEPTIONS:**

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 the Plat of Sparrs Replat in Tracts 13 and 15, Burlington Acreage Property:

Recording No: 605936

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: December 9, 2015

Recording No.: 201512090091

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."

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