

**When recorded return to:**  
Mary Stankey  
513 North Anacortes Street  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048882

**CHICAGO TITLE CO.**  
*620048882*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John H. Bol, an unmarried person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Mary Stankey, an unmarried woman

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.)

PT LTS 2 & 3, BLK 1, FRITSCH'S ADDN TO BURLINGTON

Tax Parcel Number(s): P72535 / 4084-001-900-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4683

Oct 12 2021

Amount Paid \$6285.00  
Skagit County Treasurer  
By Lena Thompson Deputy

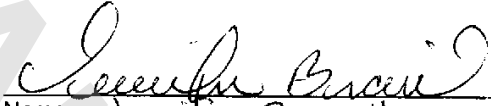
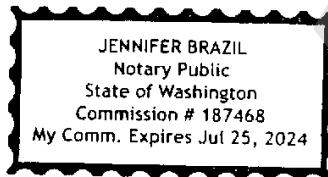
## STATUTORY WARRANTY DEED

(continued)

Dated: October 5, 2021

  
John H. BolState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

John H. Bol  
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: 10-7-2021  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P72535 / 4084-001-900-0000**

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THAT PORTION OF LOTS 2 AND 3, BLOCK 1, FRITSCH'S ADDITION TO BURLINGTON,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 78,  
RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT AT THE INTERSECTION OF MAGNOLIA  
AVENUE AND ANACORTES AVENUE;  
THENCE NORTH 01°33'28" EAST ALONG THE CENTERLINE OF SAID ANACORTES AVENUE  
138.65 FEET;  
THENCE NORTH 88°26'32" WEST 40.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2,  
AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUING NORTH 88°26'32" WEST ALONG THE SOUTH LINE OF SAID LOT 2,  
149.92 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 2;  
THENCE NORTH 01°33'28" EAST ALONG THE WEST LINE OF SAID LOTS 2 AND 3, 35.03 FEET;  
THENCE NORTH 75°10'00" EAST 142.92 FEET, MORE OR LESS, TO THE SOUTHWESTERLY  
LINE OF FRITSCH AVENUE;  
THENCE SOUTH 38°14'32" EAST ALONG SAID SOUTHWESTERLY LINE 20.00 FEET TO AN  
INTERSECTION WITH THE WESTERLY LINE OF SAID ANACORTES AVENUE;  
THENCE SOUTH 01°33'28" WEST ALONG SAID WESTERLY LINE 60.00 FEET, MORE OR LESS,  
TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

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

Granted to:	Wicklund, Inc., a Washington corporation
Purpose:	Sewer line
Recording Date:	January 6, 1975
Recording No.:	812053
Affects:	Portion of said premises
  
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 Survey:
 

Recording No: 202103040049
  
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
4. 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."
  
5. Assessments, if any, levied by Burlington.

**EXHIBIT "B"**

Exceptions  
(continued)

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