

When recorded return to:
Kolton Williams and Kymberly Williams
821 Peterson Road
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050639

CHICAGO TITLE CO.

620050639

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Skagit Community Foundation, a Washington nonprofit corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kolton Williams and Kymberly Williams, a married couple

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 2, CITY OF BURLINGTON SP NO. BU-6-01, BEING PTN TRACT 48, "PLAT OF THE
BURLINGTON ACREAGE PROPERTY"

Tax Parcel Number(s): P62609 / 3867-000-048-0604

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-575

Feb 16 2022

Amount Paid \$7013.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 4, 2022

The Skagit Community Foundation

BY: [Signature]
Madison J Mackenzie
President

State of Washington
County of Skagit

This record was acknowledged before me on 02.14.2022 by
Madison J. Mackenzie

as president of
The Skagit Community Foundation
Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62609 / 3867-000-048-0604

LOT 2, CITY OF BURLINGTON SHORT PLAT NO. BU-6-01, APPROVED JULY 19, 2001 AND RECORDED JULY 20, 2001, UNDER AUDITOR'S FILE NO. 200107200120, BEING A PORTION OF TRACT 48, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, 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, encroachments, 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 Burlington Acreage Property:

Recording No: Volume 1, Page 49

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 City of Burlington Short Plat No. BU-6-01:

Recording No: 200107200120

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

Granted to: The Skagit Community Foundation, a Washington nonprofit organization
Purpose: Sanitary sewer
Recording Date: January 14, 2022
Recording No.: 202201140087
Affects: Portion of said premises and other premises

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

EXHIBIT "B"
Exceptions
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Burlington.