

When recorded return to:  
Patrick Grant  
P.O. Box 1009  
Burlington, WA 98233

CHICAGO TITLE  
L020050227

**BARGAIN AND SALE DEED**

**THE GRANTOR(S)**

The Secretary of Housing and Urban Development  
for and in consideration of in hand paid, bargains, sells, and conveys to  
Patrick Grant, unmarried

the following described 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 OF TRACT 81, "PLAT OF THE BURLINGTON ACREAGE PROPERTY"  
Tax Parcel Number(s): P62839 / 3867-000-081-0800

**Subject to:**

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

Dated: January 5, 2022

**In Witness Whereof**

The Secretary of Housing and Urban Development

By: K. Ben  
It's: Asset manager

Real Estate Excise Tax  
Exempt

Skagit County Treasurer

By Lena Thompson

Affidavit No. 2022-961

Date 03/11/2022

State of Colorado  
County of Fremont

This record was acknowledged before me on 1/24/22 by  
Kim Shannon

as Asset manager of  
Housing and Urban Development  
Evelyn Renee Favors  
(Signature of Notary public)

Notary Public in and for the State of Colorado  
Residing at: Denver, Colorado  
My commission expires: \_\_\_\_\_

EVELYN RENEE FAVORS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20134056015  
COMMISSION EXPIRES 03/03/2025

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62839 / 3867-000-081-0800**

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THE NORTH 95 FEET OF THE WEST 230 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 7 ACRES OF THE FOLLOWING DESCRIBED TRACT:

THE WEST 1/2 OF TRACT 81, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE EAST 31.1 FEET THEREOF;

ALSO EXCEPT FROM THE SAID SOUTH 7 ACRES ABOVE DESCRIBED, THAT PORTION LYING WITHIN THE FOLLOWING DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 81;

THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, 291.55 FEET;

THENCE SOUTH 89° 28' EAST 331.17 FEET PARALLEL WITH THE SOUTH LINE OF SAID TRACT;

THENCE NORTH 0°04' WEST 213.45 FEET PARALLEL TO THE EAST LINE OF SAID TRACT;

THENCE SOUTH 89°28' EAST 272.30 FEET;

THENCE SOUTH 0°04' EAST 505 FEET TO THE SOUTH LINE OF SAID TRACT;

THENCE NORTH 89°28' WEST 603.81 FEET TO THE POINT OF BEGINNING.

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 the Burlington Acreage Property:

Recording No: Volume 1 Page 49

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: August 21, 1986  
Recording No.: 8608210076  
Affects: The north 10 feet of the west 10 feet

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

Purpose: Sanitary sewer line  
Recording Date: October 17, 2006  
Recording No.: 200610170104  
Affects: as described in said instrument

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Burlington.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
8. 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

**EXHIBIT "B"**Exceptions  
(continued)

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."