

**When recorded return to:**  
Michael J. Porter and Margaret S. Lee  
830 Burlington Heights Drive  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620051463

Escrow No.: 620051463

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert Eugene Heath and Elizabeth Ann Heath, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael J. Porter and Margaret S. Lee, a married couple

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

LOT 60, PLAT OF TINAS COMA, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST  
11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P117095 / 4755-000-060-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222548

Jun 21 2022

Amount Paid \$16691.40

Skagit County Treasurer


By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 15, 2022



Robert Eugene Heath



Elizabeth Ann Heath

State of Washington  
County of Skagit

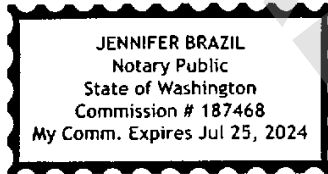
This record was acknowledged before me on 6-17-2022 by  
Robert Eugene Heath and Elizabeth Ann Heath



(Signature of notary public)

Notary Public in and for the State of Washington

My commission expires: 7-25-2024



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: W.R. Morgan  
Purpose: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress  
Recording No.: 92101  
Affects: Portion of said premises
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons  
Purpose: A perpetual easement and right of use over, along and upon all of the existing roads or roadways  
Recording Date: March 21, 1962  
Recording No.: 619347  
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: August Bendtsen  
Purpose: Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington  
Recording Date: January 3, 1967  
Recording No.: 692899  
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light  
Purpose: Utility Purposes  
Recording Date: July 6, 1977  
Recording No.: 859943  
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: General Telephone Company of the Northwest, Inc., a Washington

**EXHIBIT "A"**

Exceptions  
(continued)

corporation  
 Purpose: Ingress and egress and for AC Power and Telephone Lines  
 Recording Date: August 21, 1979  
 Recording No.: 7908210054  
 Affects: Portion of said premises

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

In favor of: The State of Washington  
 Purpose: A non exclusive easement for ingress and egress and utilities  
 Recording Date: October 25, 1994  
 Recording No.: 9410250042  
 Affects: Portion of said premises

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 29, 1995  
 Recording No.: 9512290071

8. 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 Tinas Coma:

Recording No: 200008110004

9. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 24, 2000  
 Recording No.: 200008240005

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: September 2, 2005  
Recording No.: 200509020143

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Tinas Coma Owners Association  
Recording Date: August 24, 2000  
Recording No.: 200008240005

11. 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."

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