

When recorded return to:
Piper Warren and Michael Warren
410 Longtime Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052129

CHICAGO TITLE
620052129

STATUTORY WARRANTY DEED

THE GRANTOR(S) Walter Nick Burroughs and Caryl Burroughs, 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 Piper Warren and Michael Warren, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 5, PLAT OF ANKNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED
UNDER AUDITOR'S FILE NO. 200108230090, 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): P118250 / 4779-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223711

Sep 08 2022

Amount Paid \$11120.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 30, 2022

Walter Nick Burroughs
Walter Nick Burroughs
Caryl Burroughs
Caryl Burroughs

State of Washington
County of Skagit

This record was acknowledged before me on September 07 2022 by Walter Nick Burroughs and Caryl Burroughs.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2023

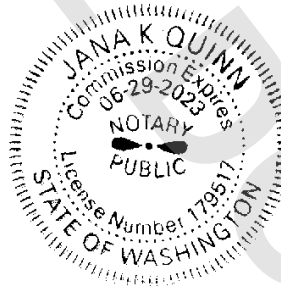


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: October 3, 1955
 Auditor's No.: 525232, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
 For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress
 Affects: That portion of the premises herein reported, lying within the North Half of the Southwest Quarter of said Section 13

2. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: October 18, 1960
 Auditor's No.: 599945, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation
 For: Pipe or pipes, line or lines, for the transportation of water, together with right of ingress and egress
 Affects: A portion of the premises herein reported, lying within the Northeast Quarter of the Southwest Quarter of said Section 13

3. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: August 7, 1979
 Auditor's No.: 7908070035, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: A portion of the premises herein reported lying within the Northeast Quarter of the Southwest Quarter of Section 13

 Said easement is purportedly released under instrument recorded October 7, 1996, under Auditor's File No. 9610070065, records of Skagit County, Washington.

4. 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 Survey:

 Recording No: 9205280022

5. Easement, including the terms and conditions thereof, conveyed by instrument;

EXHIBIT "A"Exceptions
(continued)

Dated: May 21, 1992
 Recorded: May 29, 1992
 Auditor's No.: 9205290074, records of Skagit County, Washington
 Benefits: Parcel 2 of Survey recorded in Volume 12 of Surveys, page 185, under
 Auditor's File No. 9205280022, records of Skagit County, Washington
 For: Utilities
 Affects: A portion of the premises herein reported lying within the Northwest
 Quarter of the Southeast Quarter of Section 13

6. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: June 25, 1992
 Auditor's No.: 9206250091, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light
 For: Electric transmission and/or distribution line, together with necessary
 appurtenances
 Affects: A portion of said premises and other property
7. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 20, 2001
 Auditor's No(s): 200102200088, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary
 appurtenances
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 PLAT OF ANKNEY HEIGHTS:

Recording No: 200108230090

9. Covenants, conditions and restrictions 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: May 29, 1992
 Recording No.: 9205290075

EXHIBIT "A"Exceptions
(continued)

10. 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

Recorded: August 10, 2001
 Auditor's No(s): 200108100314, records of Skagit County, Washington
 Executed By: LRDTD Johnson Partnership

Amended by instrument(s):
 Recorded: January 31, 2002, November 27, 2002, June 25, 2004 and November 15, 2004
 Auditor's No(s): 200201310042, 200211270215, 200406250159 and 200411150148, records of Skagit County, Washington

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 10, 2001
 Auditor's No(s): 200108100314, records of Skagit County, Washington

12. 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."

13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"
Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
14. Assessments, if any, levied by Sedro Woolley.
 15. City, county or local improvement district assessments, if any.