

**When recorded return to:**

Douglas D. Dimock and Beverly L. Dimock  
810 Peterson Rd  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052350

**CHICAGO TITLE**  
620052350

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Chris Burroughs, a married man 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 Douglas D. Dimock and Beverly L. Dimock, 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.)

PTN LTS. 8, 9 AND 10, BLK 43, PLAT OF THE TOWN OF MONTBORNE

Tax Parcel Number(s): P74698 / 4135-043-900-0001 (IOP)

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223972

Sep 28 2022

Amount Paid \$16460.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)


Dated: September 8, 2022

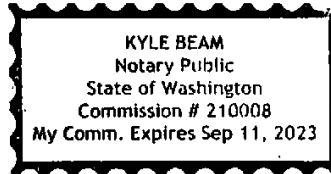
  
\_\_\_\_\_  
Chris Burroughs

  
\_\_\_\_\_  
Veneta Arnaudova Burroughs

State of WA  
County of King

This record was acknowledged before me on 9-13-22 by  
Chris Burroughs & Veneta Arnaudova Burroughs

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9-11-23



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P74698 / 4135-043-900-0001 (IOP)**

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THAT PORTION OF LOTS 8, 9 AND 10, BLOCK 43, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING SAID LOTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THAT CERTAIN 40 FOOT ROADWAY CONVEYED TO SKAGIT COUNTY BY DEED DATED OCTOBER 9, 1946 AND RECORDED UNDER AUDITOR'S FILE NUMBER 397033 IN VOLUME 213 OF DEEDS, PAGE 368, AND THE SOUTHEASTERLY LINE OF SAID LOT 8;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 40 FOOT ROADWAY A DISTANCE OF 50.00 FEET TO A POINT 10.0 FEET NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF SAID LOT 9;  
THENCE SOUTHWESTERLY IN STRAIGHT LINE TO AN INTERSECTION OF THE SHORE LINE OF BIG LAKE WITH THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 20 FEET OF SAID LOT 10 EXTENDED SOUTHWESTERLY TO THE SHORE LINE OF BIG LAKE;  
THENCE SOUTHEASTERLY ALONG THE SHORE LINE OF BIG LAKE TO AN INTERSECTION OF SAID SHORE LINE OF BIG LAKE WITH THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 10 FEET OF SAID LOT 9 EXTENDED SOUTHWESTERLY TO THE SHORE OF BIG LAKE;  
THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING;  
TOGETHER WITH THAT PORTION OF LOTS 9 AND 10, BLOCK 43, 'PLAT OF THE TOWN OF MONTBORNE', ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING SAID LOTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF THAT 40 FOOT ROADWAY CONVEYED TO SKAGIT COUNTY BY DEED DATED OCTOBER 9, 1946 AND RECORDED UNDER AUDITOR'S FILE NO. 397033 IN VOLUME 213 OF DEEDS, PAGE 368, AND THE NORTHWESTERLY LINE OF THE SOUTHWESTERLY 10.0 FEET OF SAID LOT 9;  
THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 40 FOOT ROADWAY A DISTANCE OF 25.00 FEET;  
THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO AN INTERSECTION OF THE SHORELINE OF BIG LAKE WITH THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 20 FEET OF SAID LOT 10 EXTENDED SOUTHEASTERLY TO THE SHORE LINE OF BIG LAKE;  
THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING;  
EXCEPT A PORTION OF LOT 8 OF BLOCK 43, "PLAT OF THE TOWN OF MONTBORNE", RECORDED IN VOLUME 2 OF PLATS AT PAGE 80 TOGETHER WITH THE VACATED LAKESIDE BOULEVARD ADJOINING LOTS 8 AND 9 OF SAID PLAT, WHICH PORTION LIES SOUTHWESTERLY OF THE 40 FOOT STRIP CONVEYED TO SKAGIT COUNTY BY DEED DATED OCTOBER 9, 1946 FILED IN AUDITOR'S FILE NO. 397033 AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID 40 FOOT STRIP CONVEYED TO SKAGIT COUNTY BY DEED DATED OCTOBER 9, 1946 AND RECORDED UNDER AUDITOR'S FILE NO. 397033, WITH THE SOUTHEASTERLY LINE OF SAID LOT 8;  
THENCE NORTH 37 DEGREES 42' 31" WEST ALONG THE SOUTHWESTERLY LINE OF SAID 40

**EXHIBIT "A"**  
Legal Description  
(continued)

FOOT STRIP, A DISTANCE OF 5.00 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION;  
THENCE SOUTH 63 DEGREES 41' 33' WEST, A DISTANCE OF 72.60 FEET;  
THENCE SOUTH 58 DEGREES 47' 01' WEST, A DISTANCE OF 14.60 FEET;  
THENCE SOUTH 60 DEGREES 13'28' WEST, A DISTANCE OF 16.96 FEET;  
THENCE SOUTH 60 DEGREES 33'19' WEST, A DISTANCE OF 62.47 FEET TO AN EXISTING  
ALUMINUM PIPE; THENCE CONTINUING SOUTH 60 DEGREES 33' 19' WEST, A DISTANCE OF 16  
FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF BIG LAKE AND THE  
TERMINAL POINT OF THIS LINE DESCRIPTION;

PURSUANT TO THE BOUNDARY LINE AGREEMENT RECORDED UNDER AUDITOR'S FILE  
NUMBER 202209070031, 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 the Town of Montborne:

Recording No: Volume 2, Page 80

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 Survey:

Recording No: 9206080048

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
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. 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

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

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."

**John L. Scott**  
REAL ESTATE

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 12, 2022  
between Douglas D Dimock Beverly L Dimock ("Buyer")  
Buyer Buyer  
and Chris Burroughs ("Seller")  
Seller  
concerning 18518 S Westview Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication:  
Douglas D Dimock 08/12/22  
Buyer Date

Authentication:  
Beverly L Dimock 08/12/22  
Buyer Date

[Signature] 7-19-22  
Seller Date

[Signature] 9-13-22  
Seller Date