

When recorded return to:
Manuel Ramon Ramirez Ramirez and Ciria Vetel
Pazos Valencia
1827 Barnum Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235192

Jan 13 2023

Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053130

Escrow No.: 620053130

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J Sarich, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Manuel Ramon Ramirez Ramirez and Ciria Vetel Pazos Valencia, 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. 4, AMENDED CITY OF BURLINGTON SPL NO. 3-04, REC NO. 200507080009, BEING PTN TRACT 35, BURLINGTON ACREADGE PROPERTY

Tax Parcel Number(s): P122358 / 3867-000-035-4500

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 3, 2023

Michael J Sarich
Michael J Sarich

State of Washington
County of Skaq. F

This record was acknowledged before me on 01/04/2023 by
Michael J. Sarich

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

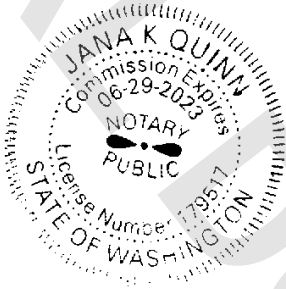


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122358 / 3867-000-035-4500

LOT 4, AMENDED CITY OF BURLINGTON SHORT PLAT NO. 3-04, RECORDED JULY 8, 2005, UNDER AUDITOR'S FILE NO. 200507080009, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 35. "PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF 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 the 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. 3-04:

Recording No: 200411090110

Said plat has been amended and recorded under Recording No. 200507080009

3. Agreement and the terms and conditions thereof:

Executed by: Charles Barnum and Kevin Bell and Roxanne Robertson
Recording Date: October 1, 2002
Recording No.: 200210010020

4. Agreement and the terms and conditions thereof:

Executed by: Kelly Ellen Moss and Charles Barnum
Recording Date: October 1, 2002
Recording No.: 200210010023

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

Granted to: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: June 16, 1993
Recording No.: 9306160098
Affects: Portion of said premises

6. Agreement and the terms and conditions thereof:

EXHIBIT "B"Exceptions
(continued)

Executed by: Larry J. Halford and Skagit County
 Recording Date: June 18, 1990
 Recording No.: 9006180012

7. Agreement and the terms and conditions thereof:

Executed by: Larry J. Halford and Skagit County
 Recording Date: May 25, 1990
 Recording No.: 9005250042

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

Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: March 9, 2005
 Recording No.: 200503090057
 Affects: Portion of said premises

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: November 23, 2005
 Recording No.: 200511230127

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: Fairgarden Homeowners Association
 Recording Date: November 23, 2005
 Recording No.: 200511230127

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

EXHIBIT "B"
Exceptions
(continued)

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.