

When recorded return to:
Dan Edward Dodge and Julie Dodge
11309 Galbreath Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236979
Jun 21 2023
Amount Paid \$7093.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE
620053898

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245457504

STATUTORY WARRANTY DEED

THE GRANTOR(S) Claudia J. Swift, also appearing of record as Claudia Jean Swift, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Dan Edward Dodge and Julie Dodge, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 9, SPARRS REPLAT IN TRACTS 13 AND 15, BURLINGTON ACREAGE PROPERTY, AS
PER PLAT
RECORDED IN VOLUME 8 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P69725 / 4019-000-009-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 06/19/2023

Claudia J. Swift
Claudia J. Swift

State of wa

County of whatcom

This record was acknowledged before me on June 19, 2023 by Claudia J. Swift.

Robin L. Sherman
(Signature of notary public)
Notary Public in and for the State of wa
My appointment expires: 6-30-2024



EXHIBIT "A"
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 Sparrs Replat in Tracts 13 & 15 Burlington Acreage Property: Recording No: 605936
2. 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: Electric transmission and/or distribution line
Recording Date: May 5, 1961
Recording No.: 607269
3. 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,

EXHIBIT "A"
Exceptions
(continued)

you will have setback requirements from designated NR Lands."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.