

When recorded return to:
Cody D. Tynon
636 Greenleaf Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237475
Jul 31 2023
Amount Paid \$6485.00
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
620054525

Escrow No.: 620054525

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alec J. Poff, an unmarried person and Reilly Linn, an unmarried person, each as their respective 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 Cody D. Tynon, an unmarried person and Sadie J. LeBlanc, an unmarried person

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

THE NORTH 1/2 OF LOTS 1 AND 2, BLOCK 70, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, 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): P71779 / 4076-070-002-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/26/23

[Signature]
Alec J. Poff

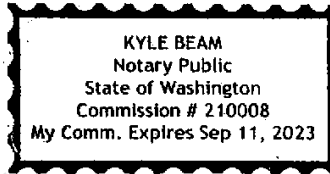
[Signature]
Reilly Linn

State of WA

County of Skagit

This record was acknowledged before me on 7-26-23 by Alec J. Poff.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-11-23



State of WA

County of Skagit

This record was acknowledged before me on 7-26-23 by Reilly Linn.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-11-23

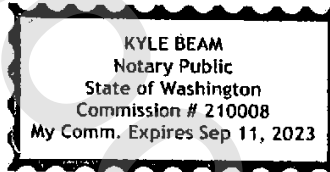


EXHIBIT "A"
Exceptions

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 amended Plat of Burlington:

Recording No: 16511

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

Purpose: water line
Recording Date: April 29, 2005
Recording No.: 200504290041
Affects: as described in said instrument

3. Assessments, if any, levied by Burlington.
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.

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 July 09, 2023

between Cody D Tynon Sadie J LeBlanc ("Buyer")
Buyer Buyer
and Alec J Poff Reilly Linn ("Seller")
Seller Seller
concerning 636 Greenleaf Avenue Burlington WA 98233 (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
Cody D Tynon 07/09/2023
Buyer Date

Authentication
Sadie J LeBlanc 07/09/2023
Buyer Date

Authentication
Alec Poff AP 7/26/23
Seller Date

Authentication
Reilly Linn RL 7/26/23
Seller Date