

202310250034

10/25/2023 12:00 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Martha Carina Deleon
212 Gardner Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238510
Oct 25 2023
Amount Paid \$17483.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
620054571

Escrow No.: 620054571

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keys Property Investment LLC, a Washington Limited Liability Company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Martha Carina Deleon, an unmarried person

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 TRACT 3 AND ALL TRACT 4, SP NO. 98-78 ; **PTN 33-35-04**

Tax Parcel Number(s): P62505 / 3867-000-036-0103

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 19, 2023

Keys Property Investment LLC,

BY: [Signature]
Kevin Ivey
President

State of Washington
County of Spokane

This record was acknowledged before me on October 24, 2023 by Kevin Ivey as
President of Keys Property Investment LLC.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-4-26

NOTARY PUBLIC
STATE OF WASHINGTON
SHARON E. SCHOONOVER
License Number 173976
My Commission Expires 09-04-2026

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62505 / 3867-000-036-0103

TRACT 4 AND THE NORTH 20 FEET OF TRACT 3 OF SHORT PLAT NO. 98-78, APPROVED DECEMBER 6, 1978 AND RECORDED DECEMBER 7, 1978, UNDER AUDITOR'S FITE NO. 892644, IN VOLUME 3 OF SHORT PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT 36, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT THAT PORTION OF SAID TRACT 4 DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 1 OF SAID SHORT PLAT;
THENCE NORTH ALONG THE EAST LINES OF TRACTS 1, 2 AND 3 OF SAID SHORT PLAT TO A POINT ON THE SOUTH LINE OF THE NORTH 20 FEET OF SAID TRACT 3;
THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE TO A POINT ON A LINE PARALLEL WITH AND 10 FEET EAST OF THE EAST LINE OF TRACTS 1, 2 AND 3 OF SAID SHORT PLAT;
THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT ON THE SOUTH LINE OF SAID TRACT 4;
THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

AND EXCEPT THOSE PORTIONS OF TRACT 4, DESCRIBED AS FOLLOWS:

1.) BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 4;
THENCE SOUTH 89°39'50" WEST ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 23.41 FEET;
THENCE SOUTH 0°43'26" EAST, A DISTANCE OF 329.94 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 4;
THENCE NORTH 89°37'16" EAST ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 21.44 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4;
THENCE NORTH 0°22'53" WEST ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 329.91 FEET TO THE TRUE POINT OF BEGINNING.

2.) BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4;
THENCE SOUTH 89°39'50" WEST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 28.60 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°31'55" EAST, A DISTANCE OF 12.65 FEET;
THENCE NORTH 89°44'28" WEST PARALLEL TO AND 5 FEET NORTH OF AN EXISTING FENCE LINE RUNNING EAST AND WEST, A DISTANCE OF 303.42 FEET TO A FENCE LINE WHICH RUNS NORTH AND SOUTH;
THENCE NORTH 0°45'10" WEST ALONG SAID FENCE LINE, A DISTANCE OF 9.50 FEET TO THE NORTH LINE OF SAID LOT 4;
THENCE NORTH 89°39'50" EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 303.45 FEET TO THE TRUE POINT OF BEGINNING.

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 Short Plat No. 98-78:

Recording No: 892644, Volume 3, Page 48

2. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: April 29, 2016
Recording No.: 201604290156

3. Title Notification of Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: May 3, 2016
Recording No.: 201605030061

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: 201606140055

5. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: August 12, 2016
Recording No.: 201608120113

6. Title Notification and the terms and conditions thereof:

Recording Date: August 12, 2016
Recording No.: 201608120114

7. Property Agreement and the terms and conditions thereof:

Executed by: Kendall D. Gentry and Nancy F. Gentry and Krystal Dawn Nelson and
Christian Nelson
Recording Date: May 3, 2017
Recording No.: 201705030022

EXHIBIT "B"Exceptions
(continued)

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. 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."