

When recorded return to:
Kimberly Lynn Moore and Brian Cole Bessler
1824 Barnum Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20239210
Dec 29 2023
Amount Paid \$8672.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054795

CHICAGO TITLE
620054795

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tyler Hill, 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 Kimberly Lynn Moore and Brian Cole Bessler, 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 6, AMENDED CITY OF BURLINGTON SP NO. 3-04, BEING PTN TRACT 35, PLAT OF
BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P122360 / 3867-000-035-4700

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/27/23

[Signature]
Tyler Hill

[Signature]
Megan Jeffords

State of Washington
County of SRAgite

This record was acknowledged before me on 12-27-2023 by
Tyler Hill and Megan Jeffords

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

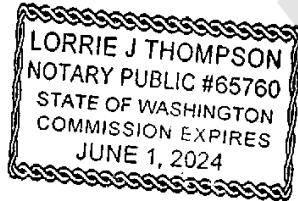


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122360 / 3867-000-035-4700

LOT 6, 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 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 Burlington Acreage Property:

Recording No: Volume 1, Page 49

2. Notice of On-Site Sewage System Status and the terms and conditions thereof:

Recording Date: May 25, 1990 and June 18, 1990
Recording No.: 9005250042
Recording No.: 9006180012

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

4. Property Line 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

5. Property Line Agreement and the terms and conditions thereof:

Executed by: Kelly Ellen Moss and Charles Barnum, Barry and Bonnie D'Annunzio
Recording Date: October 1, 2002
Recording No.: 200210010023

6. 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 Barnum Short Plat No. BURL 3-04:

Recording No: 200411090110

EXHIBIT "B"Exceptions
(continued)

The Amendment for the above mentioned Short Plat is recorded under Recording No. 200507080009.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- | | |
|-----------------|---|
| In favor of: | Puget Sound Energy, Inc., a Washington corporation |
| Purpose: | Electric transmission and/or distribution line, together with necessary appurtenances |
| Recording Date: | March 9, 2005 |
| Recording No.: | 200503090057 |
| Affects: | Portion of said premises |
8. 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 |
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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."

EXHIBIT "B"

Exceptions
(continued)

11. Assessments, if any, levied by Burlington.
12. City, county or local improvement district assessments, if any.