

202405150042

05/15/2024 12:59 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Erik Buchta
502 Newhalem St, Suite H-6
Rockport, WA 98283

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240616

May 15 2024

Amount Paid \$10185.00
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
620055512

Escrow No.: 620055512

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alice G Field, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Erik Buchta, an unmarried man

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 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AKA PARCEL 1, BLA
REC NO. 200810140121

Tax Parcel Number(s): P122681 / 3867-000-020-1400

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

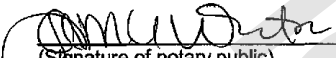
Dated: 13 May 2024


Alice G Field

State of Washington

County of Island

This record was acknowledged before me on 5/13/2024 by Alice G Field.


(Signature of notary public)
Notary Public in and for the State of WA Island
My appointment expires: 8/4/2025

NOTARY PUBLIC
STATE OF WASHINGTON
JAMIE WHITON
License Number 144556
My Commission Expires 08-04-2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122681 / 3867-000-020-1400

THAT PORTION OF TRACT 20, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF "WALACE ADDITION TO BURLINGTON," AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO BEING ON THE WEST MARGIN OF OAK STREET, AS SHOWN ON SAID PLAT OF "WALLACE ADDITION TO BURLINGTON";
THENCE ALONG SAID WEST MARGIN OF OAK STREET, SOUTH 1°35'07" WEST, A DISTANCE OF 152.07 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID WEST MARGIN, NORTH 89°00'50" WEST, A DISTANCE OF 109.07 FEET;
THENCE SOUTH 1°19'08" WEST, A DISTANCE OF 70.00 FEET, TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF SAID TRACT 20;
THENCE ALONG SAID SOUTH LINE SOUTH 89°00'50" EAST, A DISTANCE OF 108.74 FEET, TO THE INTERSECTION WITH SAID WEST MARGIN OF OAK STREET;
THENCE ALONG SAID WEST MARGIN, NORTH 1°35'07" EAST, A DISTANCE OF 70.00 FEET, TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL NUMBER 1 ON BOUNDARY LINE ADJUSTMENT DEED RECORDED UNDER AUDITOR'S FILE NO. 200810140121, 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 the Plat of Wallace Add. To Burlington:

Recording No: Volume 6, Page 4

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

Recorded: November 4, 1981
Auditor's No.: 8111040013
In favor of: J.D. Bendtsen
For: Existing roads or roadways
Affects: Said premises and other property

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

Recorded: February 5, 1985
Auditor's No.: 8502050001
In favor of: Utility companies
For: Construction and maintenance of utilities

Note: Exact location and extent of easement is undisclosed of record.

5. Agreement, including the terms and conditions thereof; entered into;

By: L.A. Hendricks
And Between: Joel Douglas
Recorded: August 25, 1981

EXHIBIT "B"

Exceptions
(continued)

Auditor's No.: 8108250025
Providing: Regarding zoning

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 Boundary Line Adjustment:

Recording No: 200810140121

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution system
Recording Date: March 16, 2009
Recording No.: 200903160140
Affects: Said Premises

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

Granted to: Commonwealth Holding, LLC
Purpose: Broadband Communication Services
Recording Date: March 16, 2015
Recording No.: 201503160064
Affects: Said premises

9. 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: 202101210118

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

11. Assessments, if any, levied by Burlington.

EXHIBIT "B"
Exceptions
(continued)

12. City, county or local improvement district assessments, if any.
13. 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."