

When recorded return to:
Pryce Cookson
1613 East Rio Vista Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243226
Dec 11 2024
Amount Paid \$8069.00
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

Escrow No.: 620057413

CHICAGO TITLE
620057413

STATUTORY WARRANTY DEED

THE GRANTOR(S) Racquel G. LaMora, who acquired title as Racquel Bunney, as her separate estate and Neil Hamilton, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Pryce Cookson, 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 55, PLAT OF THE BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): P62677 / 3867-000-055-1909

STATUTORY WARRANTY DEED
(continued)

Dated: 12/5/2024

Racquel G. LaMora
Racquel G. LaMora

Neil Hamilton
Neil Hamilton

State of Washington

County of SKagit

This record was acknowledged before me on December 5, 2024 by Racquel G. LaMora and Neil Hamilton.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

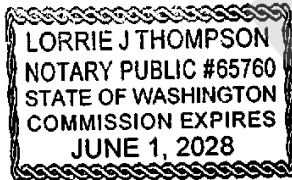


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62677 / 3867-000-055-1909

A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 55, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE WEST HALF;

THENCE SOUTH 89 DEGREES 24'20" WEST ALONG THE SOUTH LINE THEREOF, FOR 66.0 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 24'20" WEST ALONG SAID SOUTH LINE FOR 84.92 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 10.0 FEET AND CONSUMING AN ANGLE OF 90 DEGREES 30'10" FOR 15.80 FEET;

THENCE NORTH 0 DEGREES 05'30" WEST FOR 71.04 FEET;

THENCE NORTH 89 DEGREES 54'30" EAST FOR 95.00 FEET;

THENCE SOUTH 0 DEGREES 05'30" EAST FOR 80.30 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 Plat of the Burlington Acreage Property:

Recording No: Volume 1 Page 49

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: Underground electric system, together with necessary appurtenances
 Recording Date: April 19, 1974
 Recording No.: 800609
 Affects: A portion of said premises

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

5. Assessments, if any, levied by Burlington.

EXHIBIT "B"
Exceptions
(continued)

6. City, county or local improvement district assessments, if any.