202011040148
11/04/2020 12:21 PM Pages: 1 of 5 Fees: $107.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Robert A. Burnett and Sondra J. Burnett
PO Box 722
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4656
Nov 04 2020
Amount Paid $8895.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620044324

Escrow No.: 620044324

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert A. Burnett and Sondra J. Burnett, husband and wife

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys, and warrants to Scott P. Geary and Amryl R. Geary, 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.)

PTN. GOV'T LOT 2 IN 6-35-5

Tax Parcel Number(s): P38484 / 350506-0-004-0103

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: October 24, 2020

Robert A. Burnett

Sondra J. Burnett

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Robert A. Burnett and Sondra J. Burnett
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/28/2020

Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2023

DONNA LEE REED
NOTARY PUBLIC #51271
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 1, 2023

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P38484 / 350506-0-004-0103

That portion of the South Half of Government Lot 2, Section 6, Township 35 North, Range 5 East, W.M., more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 2 (the North quarter corner of said Section 6), from which the Northeast corner of said Section 6 is North 89°03'43" East a distance of 2,639.99 feet;

Thence South 2°50'20" East, along the West line of said Government Lot 2 a distance of 698.47 feet to the Northwest corner of said South Half of Government Lot 2;

Thence North 89°43'19" East, along the North line of said South Half a distance of 456.01 feet to the true point of beginning;

Thence South 0°16'41" East a distance of 320.84 feet;

Thence North 89°43'19" East parallel with said North line of the South Half, a distance of 707.61 feet to the Westerly margin of the County Road;

Thence Northerly along said Westerly margin a distance of 323.70 feet to a point that is North 89°43'19" East from the true point of beginning;

Thence South 89°43'19" West, along said North line of the South Half, a distance of 679.79 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

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

   Granted to: Pope & Talbot, Inc., a California corporation
   Purpose: Electric transmission and/or distribution line right of way
   Recording Date: August 5, 1948
   Recording No.: 421301

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

   Granted to: Pacific Northwest Pipeline Corporation
   Purpose: Pipeline right of way
   Recording Date: September 14, 1956
   Recording No.: 541486

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 843464

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 201801240060

5. 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

UNOFFICIAL DOCUMENT

EXHIBIT "B"

Exceptions
(continued)

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."

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