

When recorded return to:

Jesse Michael Howard
1250 Lloyd Lane
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242079

Sep 09 2024

Amount Paid \$9357.30

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057023

CHICAGO TITLE
620057023

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carlee Anne Mueller, who acquired title as Carlee Anne Mullen and Sterling Gabriel Mueller, 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 Jesse Michael Howard, a single 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.)

LT 4, BURL SP NO. 6-00, BEING PTN TRACT 81, "PLAT OF THE BURLINGTON ACREAGE PROPERTY"

Tax Parcel Number(s): P62835 / 3867-000-081-0404

Subject to:

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

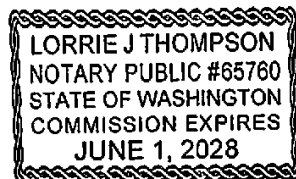
STATUTORY WARRANTY DEED
(continued)Dated: 09-04-24Carlee M
Carlee Anne MuellerSterling G
Sterling Gabriel MuellerState of WASHINGTONCounty of SKAGITThis record was acknowledged before me on September 4, 2024 by Carlee A. Mueller
and Sterling G. Mueller.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WASHINGTONMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62835 / 3867-000-081-0404

LOT 4 OF BURL, SHORT PLAT NO. 6-00, RECORDED NOVEMBER 2, 2001, UNDER AUDITOR'S FILE NO. 200111020039, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF TRACT 81, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF LOT 9 "THORNTON ADDITION, BURLINGTON, WASH", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON THE FACE OF BURL SHORT PLAT NO. 6-00, RECORDED UNDER AUDITOR'S FILE NO. 20011120039.

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. 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 Thornton Addition to Burlington:

Recording No: 521851

3. 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: Transmission, distribution and sale of gas and electricity
 Recording Date: January 17, 2001
 Recording No.: 200101170032
 Affects: Portion of said premises

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

Purpose: Utilities
 Recording Date: February 27, 2001
 Recording No.: 200102270066
 Affects: Portion of said premises

5. 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 Burlington Short Plat NO. BURL- 6-00:

Recording No: 200111020039

EXHIBIT "B"Exceptions
(continued)

6. 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: July 9, 2002
Recording No.: 200207090040

Said instrument is a re-recording of instrument recorded under Recording No. 201909090130.

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. 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."

9. Assessments, if any, levied by Burlington.
10. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 02, 2024
between Jesse Howard ("Buyer")
Buyer
and Carlee A Mullen ("Seller")
Seller
concerning 1250 Lloyd Lane Burlington WA 98233 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Jesse Howard 08/03/2024
Buyer Date

Authentisign
Carlee A Mullen 08/03/24
Seller Date

Buyer Date

Authentisign
Sterling G Mueller 08/03/24
Seller Date