

When recorded return to:

Elixandro Marin-Valdez and Isabel Rosas Saucedo
21749 Sterling Drive
Sedro Wooley, WA 98284



201509250056

Skagit County Auditor

\$74.00

9/25/2015 Page

1 of

3 11:37AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245376675

CHICAGO TITLE
620025204

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachary J.W. Rose and Darci Rose, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Elixandro Marin-Valdez and Isabel Rosas Saucedo, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 13, Medcalf's Addition, as per plat recorded in Volume 7 of plats, page 41, records of Skagit County, Washington,

Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P67430, 3954-000-013-0005,

Subject to:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3898
SEP 25 2015

Amount Paid \$ 3636.²⁰

Skagit Co. Treasurer

By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 22, 2015

Zachary J.W. Rose
Zachary J.W. Rose

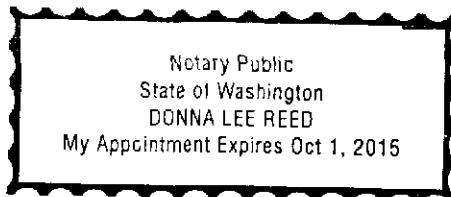
Darci Rose
Darci Rose

STATE of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Zachary J.W. Rose and Darci Rose are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/24/15



Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of: Washington
Residing at: MARYSVILLE, WA
My appointment expires: 10/1/2015

EXHIBIT A

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.88, 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.

Easement, including the terms and conditions thereof, granted by instrument,

Recorded: April 3, 1956
Auditor's No.: 533888, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Recorded: October 27, 1902, in Volume 49 of Deeds, page 232
Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with the right of entry to take and remove the same

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