



Skagit County Auditor  
7/22/2016 Page 1 of 5 3:59PM \$77.00

When recorded return to:

Mr. and Mrs. Jorge Estefan  
914 South 22nd Court Unit A & B  
Mount Vernon, WA 98274

Filed for Record at Request of  
Curtis And Casteel Law Group, PLLC  
Escrow Number: C1600377JB

**CHICAGO TITLE** Statutory Warranty Deed  
*(20027481)*

EDWARD R. EVANS REVOCABLE TRUST AGREEMENT and  
THE GRANTOR Edward R. Evans, an unmarried individual as his separate estate for and in consideration  
of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and  
warrants to Jorge Estefan and Jenna Estefan, husband and wife the following described real estate, situated in  
the County of Skagit, State of Washington

Abbreviated Legal:  
LOT(S): 19 SPRING TREE

Tax Parcel Number(s): P90490 / 4541-000-019-0001

LOT 19, SPRING TREE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14  
OF PLATS, PAGES 142 AND 143, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "A"

Dated July 20, 2016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20163122  
JUL 22 2016

Edward R. Evans  
Edward R. Evans

Amount Paid \$ 4953.40  
Skagit Co. Treasurer  
By HB Deputy

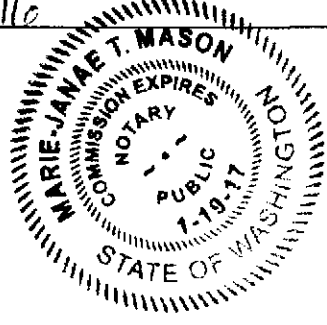
Edward R. Evans Trustee  
Edward R. Evans, Trustee of the Edward R. Evans Revocable Trust Agreement

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Edward R. Evans  
is the person who appeared before me, and said person acknowledged that  
signed this instrument and acknowledge it to be his her ne/she free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 7-21-16

[Signature]



Notary Public in and for the State of WA  
Residing at Marysville  
My appointment expires: 1-19-17

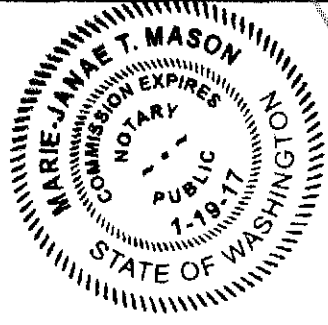
UNOFFICIAL DOCUMENT

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Edward R. Evans  
he (is/are) the person(s) who appeared before  
me, and said person(s) acknowledge that he signed this instrument, on oath stated he  
(is/are) authorized to execute the instrument and acknowledge that as the  
Trustee of The Edward R. Evans Revocable Trust Agreement  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-21-16

[Signature]



Notary Public in and for the State of WA  
Residing at Marysville  
My appointment expires: 1-19-17

## EXHIBIT "A"

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SPRING TREE:

Recording No: 9007310062

Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: March 26, 1990

Auditor's No(s): 9003260062, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: All streets and exterior 10 feet adjacent to streets.

Notes as disclosed on the face of said Short Plat No. 29-77, as follows:

All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

Short plat number and date of approval shall be included on all deeds and contracts.

Zoning - Residential.

Sewage Disposal - Individual septic systems.

Water - P.U.D.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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

Recorded: August 8, 1990

Auditor's No(s): 9008080112, records of Skagit County, Washington

## **EXHIBIT "A"**

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: November 16, 1990

Auditor's No(s): 9011160030, records of Skagit County, Washington

**Assessments, if any, levied by City of Mount Vernon.**

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

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

The following is part of the Purchase and Sale Agreement dated May 19, 2016  
between Jorge Estefan Jenna Estefan ("Buyer")  
Buyer Buyer  
and Edward R. Evans ("Seller")  
Seller Seller  
concerning 914 S 22nd Court Mount Vernon WA 98274 (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.

*Edward R. Evans*  
7/21/16  
Edward R. Evans \_\_\_\_\_  
Seller Date

Jorge Estefan \_\_\_\_\_  
Buyer 05/19/2016 Date  
*Jorge* 7/21/16

Jenna Estefan \_\_\_\_\_  
Buyer 05/19/2016 Date  
*Josyfa* 7/21/16