

When recorded return to:

J Jesus Manzo Mendoza and Yolanda Madrigal
Manzo
1627 Freeway Dr
Mount Vernon, WA 98273



201612300083

Skagit County Auditor

12/30/2016 Page

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7

\$79.00

1:43PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029429

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20165902

DEC 30 2016

Amount Paid \$ 10,240.⁰⁰

Skagit Co. Treasurer

By *Mdm* Deputy

CHICAGO TITLE

620029429

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason Handy and Tricia L Handy, 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 J Jesus Manzo Mendoza and Yolanda Madrigal Manzo, 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.)

Lot(s): 1 SKAGIT COUNTY SHORT PLAT NO. 91-090 Tax/Map ID(s):

Tax Parcel Number(s): P123006 / 350514-1-003-0100,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 22, 2016

Jason Handy
Jason Handy

Tricia L Handy
Tricia L Handy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jason Handy and Tricia L Handy 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: December 29, 2016

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

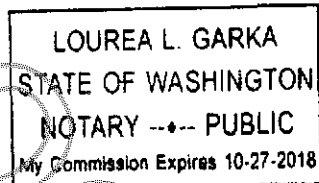


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P123006 / 350514-1-003-0100

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 91-090, approved May 25, 2005 and recorded May 26, 2005, under Auditor's File No. 200505260046, records of Skagit County, Washington; being a portion of the North Half of Section 14, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 18, 1986
Auditor's No.: 8611180010, 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: Various strips of land

2. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: October 23, 1989
Auditor's No.: 8910230016, records of Skagit County, Washington
In favor of: Noretap, a Washington general partnership
For: Utility and roadway for ingress, egress, road right-of-way purposes,
together with utility easement, telephone line and storm sewer
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);

Recorded: February 21, 1989

Auditor's File No(s): 8902210090, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: October 30, 1989

Auditor's No(s): 8910300086, records of Skagit County, Washington

Said easement contains, among other things, provisions for maintenance by the common users.

3. 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: April 16, 1991
Auditor's No.: 9104160086, records of Skagit County, Washington
Executed By: Noretap, a general partnership
As Follows: All minerals of every nature whatsoever, including, but not limited to, coal, uranium, iron, natural gas, and oil upon or under the property. Together with the right to the use of such part of the surface as may be reasonably necessary for the purpose of exploring for (by geological, geophysical, or other methods) drilling for, mining, extracting, and removing the same; provided however, that the land owner shall be paid at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.

EXHIBIT "B"

Exceptions (continued)

Said instrument is a re-recording of instrument (s);

Recorded: October 11, 1988

Auditor's File No(s): 8810110042, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 19, 1986
Auditor's No(s): 8611180008 and 8611180009, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 22, 1976
Auditor's No(s): 837474, records of Skagit County, Washington
In favor of: State of Washington
For: Operation and maintenance of State Highway

EXHIBIT "B"

Exceptions (continued)

6. Recital on the face of said Short Plat No. 91-090, as follows:

Zoning – Rural Reserve (RRv).

Water – This plat is served by Bacus Road No. 1 water system (ID#64327Y).

Sewage Disposal – On-site septic and drainfield.

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

All maintenance and construction of roads is the responsibility of the homeowners' association with the lot owners as members. Each lot owner shall become incorporated into the road maintenance agreements as established and recorded under Auditor's File Nos. 8902210090 (Lots 3 and 4) and 200204160016 (Lots 1 and 2), records of Skagit County, Washington.

A change in location of access may necessitate a change of address. Contact Skagit County Planning and permit center.

No building permit shall be issued for any residential and/or commercial structures which are not at the time of application, determined to be within an official designated boundary of Skagit County Fire District.

Setbacks:

Rural Reserve:

35-Foot Front Setback

8-foot side setback on an interior lot line

20-foot setback on a street right of way

And a 25 foot rear setback

A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24

7. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: December 7, 2005

Recording No.: 200512070105

EXHIBIT "B"

Exceptions (continued)

8. Agreement, including the terms and conditions thereof; entered into;
By: Noretap etal
And Between: Connie Stewart Trust
Recorded: October 16, 1995
Auditor's No: 9510160113, records of Skagit County, Washington
Providing: Maintenance of roadway easement and waterline easement
9. City, county or local improvement district assessments, if any.
10. Dues, charges, and assessments, if any, levied by Noretap Maintenance Corporation.
11. Dues, charges, and assessments, if any, levied by Bacus Hill Water Corporation.