

When recorded return to:
Gerardo Rodarte
5210 Ershig Rd.
Bow WA. 98232



201703010027
Skagit County Auditor \$76.00
3/1/2017 Page 1 of 4 11:26AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017790
MAR 01 2017

Amount Paid \$628.00
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) DAVID LEE SCHIMKE and VICTORIA ANN SCHIMKE, a marital community, for and in consideration of a certain Promissory Note and Deed of Trust in the amount of THIRTY-FIVE THOUSAND DOLLARS (\$35,000.00), of even date, recorded herewith, in hand paid, conveys, and warrants to GERARDO RODARTE GONZALEZ and FABIOLA ALEJANDRA HIGANEDA HERNANDEZ, a marital community, the following described real estate, situated in the County of Skagit, State of Washington:

(SEE EXHIBIT "A" LEGAL DESCRIPTION OF PROPERTY)

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO EASMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF

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

(TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1997 FLEETWOOD GREENHILL 56X40 MODEL NUMBER 7563L SERIAL NUMBER 0RFLT48ABC23618GH13 LOT 2 OF SKAGIT COUNTY SHORT PLAT NUMBER 25-88 RECORDED UNDER AUDITOR'S FILE NUMBER 8806290015 WHICH IS A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER.

Tax Parcel Number(s): P48689, Geo ID: 360335-1-002-0208

Dated: 2-9-2017


David Schimke _____ *Gerardo Rodarte G* _____
Vik A Schil _____ *Fabiola Higaneda* _____

STATE OF WASHINGTON
COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that DAVID LEE SCHIMKE and VICTORIA ANN SCHIMKE (is/are) the person(s) who appeared before me, and said person(s) 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:


Notary name printed or typed: Kenneth B. Davis
Notary Public in and for the State of
Residing at Bellingham WA
My appointment expires: 11/22/2020

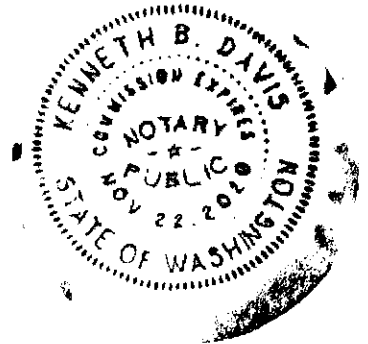


EXHIBIT: A.

LEGAL DESCRIPTION OF PROPERTY.

TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1997 FLEETWOOD GREENHILL 56X40 MODEL NUMBER 7563L SERIAL NUMBER 0RFLT48ABC23618GH13 LOT 2 OF SKAGIT COUNTY SHORT PLAT NUMBER 25-88 RECORDED UNDER AUDITOR'S FILE NUMBER 8806290015, TOGETHER WITH: LOT 2, SHORT PLAT, NO. 25-88, APPROVED JUNE 22, 1988, RECORDED JUNE 29 1988 IN BOOK 8 OF SHORT PLATS, PAGE 48, UNDER AUDITORS FILE NUMBER 8806290015, AND BEING A PORTION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST OF W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

TAX PARCEL NUMBER(S): P48689, 360335-1-002-0208.

EXHIBIT: B

EXCEPTIONS:

A. Notes contained on the face of Short Plat No. 25-88, as follows:

- 1.) Short Plat Number and date of approval shall be included in all deeds and contracts;
- 2.) All maintenance and construction of private roads shall be the responsibility of the lot owners;
- 3.) Zoning - Rural - (RU);
- 4.) Water — Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water;
- 5.) Sewer — Individual on-site sewage systems. NOTE, alternate on-site sewage systems are proposed for the lots in this subdivision which have special design, construction, and maintenance requirements, see Skagit County Health Officer for details.
- 6.) Basis of bearings — Survey filed in Vol. I of Short Plats at page 63, as AF#823695.
- 7.) See AF #8710290040 for add'l restrictions.

B. CONDITIONAL AGREEMENT REGARDING ALTERNATIVE SEWAGE SYSTEM INSTALLATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Gene Secor
System Type: Mound Fill System
Recorded: September 2, 1988
Auditor's File No.: 8809020005

C. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Eugene A. Secor
Recorded: October 9, 1996
Auditor's File No.: 9610090001
Regarding:

This parcel lies in or within 300 feet of land designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state and federal law.