

When recorded return to:
Francisco Sanchez
720 North 1st Street
Mount Vernon, WA 98273



201805240069

05/24/2018 01:57 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034390

CHICAGO TITLE
620034390

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vargas Real Estate Group LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Francisco Sanchez, a married man as his separate estate

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.)

PTN GOV LOT 9, 19-34-04

Tax Parcel Number(s): P26564 / 340419-0-218-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 3158
MAY 24 2018

Amount Paid \$ 4544.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 15, 2018

Vargas Real Estate Group LLC, a Washington limited liability company

BY: Juan Vargas
Managing Member

State of

Washington

County of

SkagitI certify that I know or have satisfactory evidence that Juan Vargas

~~Is~~ Are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managing Member of Vargas Real Estate Group LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

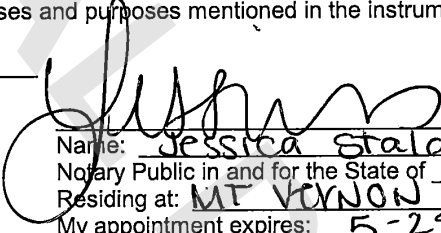
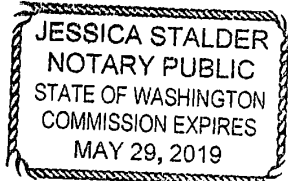
Dated: 5-14-18
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT VERNON
My appointment expires: 5-29-19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26564 / 340419-0-218-0003

That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 372.5 feet South and 222.5 feet West of the Northeast corner of Lot 9, Section 19, Township 34 North, Range 4 East of the Willamette Meridian;
thence North a distance of 50 feet;
thence West a distance of 188.82 feet to the East line of First Street in the town of Mount Vernon, Washington as the same is now laid out and established;
thence South a distance of 50 feet;
thence East a distance of 188.82 feet to the point of beginning;

EXCEPT the East 25 feet thereof.

Situate in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. 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."

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Mount Vernon.