


When recorded return to:  
Bertha Tinoco  
Kristen Adams  
109 Widnor Drive  
Mount Vernon, WA 98273

  
**201810310033**  
10/31/2018 11:22 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035148

**CHICAGO TITLE**  
020035148

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Pacific Properties 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 Bertha Tinoco, an unmarried woman and Kristen Adams, an unmarried woman

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): ptn. 42, 43 and 44 WIDNOR DRIVE aka Survey 200110130082

Tax Parcel Number(s): P54923 / 3771-000-044-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 4829  
OCT 31 2018

Amount Paid \$ 4851.<sup>94</sup>  
Skagit Co. Treasurer  
By *crnam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 22, 2018

Pacific Properties LLC, a Washington Limited Liability Company

BY: \_\_\_\_\_

Bradley A. Quinton  
Chief Executive MemberState of WASHINGTON  
County of SkagitI certify that I know or have satisfactory evidence that  
Bradley A. Quinton

\_\_\_\_\_ 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 Chief Executive Member of Pacific Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 26, 2018

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

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P54923 / 3771-000-044-0009**

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**Parcel A:**

Lots 43 and 44, "WIDNOR DRIVE," as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington,

EXCEPT those portions of said Lots 43 and 44, described as follows:

Beginning at the Northeast corner of said Lot 44, "WIDNOR DRIVE";  
thence South 1°02'50" West 41.50 feet along the East line of said Lot 44 to the true point of beginning;  
thence continue South 1°02'50" West 91.50 feet along the East line of Lots 44 and 43, to the Southeast corner of said Lot 43;  
thence North 88°13'06" West 103.76 feet along the South line of said Lot 43 to the Southwesterly corner thereof;  
thence North 1°02'50" East 21.00 feet along the Westerly line of said Lot 43;  
thence South 88°13'06" East 83.76 feet parallel with said South line of Lot 43;  
thence North 1°02'50" East 70.50 feet parallel with the East line of said Lots 43 and 44 to a point bearing North 88°13'06" West from the true point of beginning;  
thence South 88°13'06" East 20.00 feet parallel with the South line of said Lot 43 to the true point of beginning.

(Also known as Parcel "A" of Survey approved by City of Mount Vernon, January 18, 2001, and recorded January 31, 2001, under Auditor's File No. 200101310082.)

**Parcel B:**

TOGETHER WITH AND SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress, utilities, landscaping, fencing, and personal enjoyment over, under and across those portions of Lots 42 to 44 said "WIDNOR DRIVE," as delineated on the face of that certain City of Mount Vernon Boundary Line Adjustment Survey recorded January 31, 2001, under Skagit County Auditor's File No. 200101310082, more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, "WIDNOR DRIVE";  
thence South 1°02'50" West 41.50 feet along the East line of said Lot 44 to the true point of beginning;  
thence North 88°13'06" West 20.00 feet, parallel with the North line of said Lot 44;  
thence South 1°02'50" West 70.50 feet;  
thence South 88°13'06" East 20.00 feet to the East line of said Lot 43, "WIDNOR DRIVE" at a point bearing South 1°02'50" West from the true point of beginning;  
thence North 1°02'50" East 70.50 feet along East line of said Lots 43 and 44 to the true point of beginning.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 WIDNOR DRIVE:

Recording No: 742849

2. Quit Claim Deed for Boundary Line Adjustment and the terms and conditions thereof:

Recording Date: January 26, 2001

Recording No.: 200101260093

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 31, 2001

Recording No.: 200101310082

Matters shown: telephone pole patio and water meter

4. Easement as Reserved in Deed including the terms, covenants and provisions thereof

Recording Date: June 18, 2001

Recording No.: 200106180171

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

6. Assessments, if any, levied by Mount Vernon.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

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

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 09/29/2018  
between Bertha Tinoco Kristen Adams ("Buyer")  
Buyer Buyer  
and Pacific Properties LLC ("Seller")  
Seller Seller  
concerning 109 Widnor Dr 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.

Authentisign  
Bertha Tinoco 09/28/2018  
9/28/2018 10:06:48 PM PDT  
Buyer Date

Pacific Properties LLC by its  
managing member  
BC 4/23/18  
Seller Date

Authentisign  
Kristen Adams 09/29/2018  
9/29/2018 9:06:56 AM PDT  
Buyer Date

Seller Date