

When recorded return to:
Martin Garcia, Jr. and Melissa L. Garcia
P.O. Box 1264
Mount Vernon, WA 98273



201810310096

10/31/2018 03:26 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036309

CHICAGO TITLE CO.

620036309

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randall G. Spreitler and Robin K. Spreitler, 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 Martin Garcia, Jr. and Melissa L. Garcia, 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): 83 and Ptn. 82 THUNDERBIRD EAST SECOND ADDITION

Tax Parcel Number(s): P81850 / 4411-000-083-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184845

OCT 31 2018

Amount Paid \$6,243.90
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 29, 2018

Randall G. Spreitler
Randall G. Spreitler

Robin K. Spreitler
Robin K. Spreitler

State of Oregon
County of Washington

I certify that I know or have satisfactory evidence that Randall G. Spreitler and Robin K. Spreitler 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: 10/29/2018

MUSTAFA DIWAN 
Name: MUSTAFA DIWAN
Notary Public in and for the State of Oregon
Residing at: HILLSBORO
My appointment expires: 03/08/2022

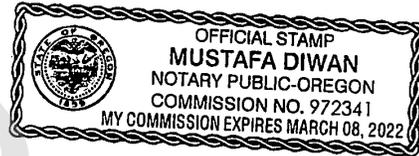


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P81850 / 4411-000-083-0005

PARCEL A:

Lot 83, THUNDERBIRD EAST SECOND ADDITION, according to the Plat thereof recorded in Volume 12 of Plats, Pages 80 and 81, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of Lot 82, THUNDERBIRD EAST SECOND ADDITION, according to the Plat thereof recorded in Volume 12 of Plats, Pages 80 and 81, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Lot 82;
Thence Northeasterly to a point 10 feet West of the corner common to Lots 82, 83 and 84;
Thence East to said corner;
Thence South 36 degrees 16' 16" West along the Westerly line of said Lot 83, 115.97 feet to the point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors or assigns, under and upon the exterior 7 feet parallel with and adjacent to the street frontage of all lots, together with those specific easements as shown hereon, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.

2. Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

3. Easement delineated on the face of said plat;

For: Sewer

Affects: Southerly 15 feet of said premises

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: March 7, 1980

Auditor's No.: 8003070038, records of Skagit County, Washington

Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife

AMENDED by instrument:

Recorded: October 21, 1980

Auditor's No.: 8010210014, records of Skagit County, Washington

EXHIBIT "B"

Exceptions
(continued)

5. Standard Participation Contract, including the terms and conditions thereof
Between: The City of Mount Vernon; and Keith S. Johnson
Dated: February 23, 1981
Recorded: February 24, 1981
Auditor's No.: 8102240052, records of Skagit County, Washington
For: Sewer connection

Said agreement provides that it is a covenant running with the land.

6. City, county or local improvement district assessments, if any, levied by City of Mount Vernon.
7. 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 September 27, 2018
between Martin Garcia Jr Melissa L Garcia ("Buyer")
Buyer Buyer
and Randall Spreitter Robin Spreitter ("Seller")
Seller Seller
concerning 4023 Apache Drive Mount Vernon WA 98273 (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.

Martin Garcia Jr 9-27-18
Buyer Date
Melissa L Garcia 9-27-18
Buyer Date

Authenticate 09/28/2018
Randall Spreitter Date
Seller 9:02:27 PM PDT
Authenticate 09/28/2018
Robin Spreitter Date
Seller 9:00:53 PM PDT