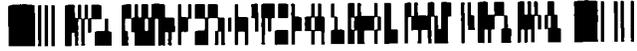


When recorded return to:  
Chelana Isette Lee  
1717 North 35th Street  
Mount Vernon, WA 98273



**201811090097**

11/09/2018 01:39 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036478

CHICAGO TITLE

620036478

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony Alvarez, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Chelana Isette Lee, a married person as a separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, FOX HILL ESTATES, DIVISION NO. 1, according to the Plat thereof recorded in Volume 14 of Plats, Pages 7 and 8, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P83178 / 4474-000-006-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184965  
NOV 09 2018

Amount Paid \$ 4953.<sup>40</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: October 31, 2018

Anthony Alvarez  
Anthony Alvarez

Sylvia Alvarez  
Sylvia Alvarez

State of Washington  
County of Skaqit

I certify that I know or have satisfactory evidence that Anthony Alvarez and Sylvia Alvarez  
Anthony Alvarez and Sylvia Alvarez is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/hers/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: November 1, 2018

Alysiabudson  
Name: Alysiabudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03-01-2020

ALYSIA HUDSON  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 03-01-2020

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 FOX HILL ESTATES DIV. 1:

Recording No: 8503190027

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: December 31, 1984  
Auditor's No.: 8412310081, 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:
- A. The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Fox Hill Estates.
- B. A 2.5-foot strip of land, parallel with and adjacent to all interior lot lines, said lot lines as delineated on the final approved plat of Fox Hill Estates
3. Agreement, including the terms and conditions thereof; entered into;  
By: Jeffery D. Jensen and Bonnie Jensen  
And Between: City of Mount Vernon  
Recorded: April 25, 1985  
Auditor's No. 8504250029, records of Skagit County, Washington  
Providing: Standard Participation Contract for connection to City of Mount Vernon sewer system
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 10, 2018  
between Chelana Lee ("Buyer")  
Buyer Buyer  
and Anthony Alvarez Sylvia Alvarez ("Seller")  
Seller Seller  
concerning 1717 N 35th Street 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.

AuthentisIGN  
Chelana Lee 10/11/2018  
Buyer 10/11/2018 9:58:21 AM PDT Date

Buyer Date

AuthentisIGN  
Anthony Alvarez 10/11/2018  
Seller 10/11/2018 10:50:21 AM PDT Date

AuthentisIGN  
Sylvia Alvarez 10/11/2018  
Seller 10/11/2018 10:52:43 AM PDT Date

Seller Date