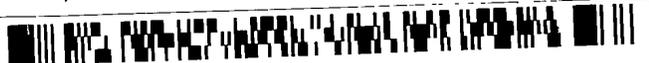


**When recorded return to:**  
Ricardo Gonzalez Garcia and Leonor A Gonzalez  
2914 Bakerview Place  
Mount Vernon, WA 98273

  
**201901030036**  
01/03/2019 01:40 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.: 620036817

**CHICAGO TITLE CO.**  
**620036817**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dennis R. Yadon and Gail Y. Yadon, 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 Ricardo Gonzalez Garcia and Leonor A Gonzalez, a married  
couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 25, PLAT OF BAKERVIEW WEST, according to the Plat thereof, recorded in Volume 17 of  
Plats, Pages 13 through 16, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P113639 / 4719-000-025-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 18  
JAN 03 2019

Amount Paid \$4,953.<sup>40</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 26, 2018

*Dennis R. Yadon*  
Dennis R. Yadon  
*Gail Y. Yadon*  
Gail Y. Yadon

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Dennis R. Yadon and Gail Y. Yadon 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: December 27, 2018  
*Lourea L. Garka*  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arvin, WA  
My appointment expires: 10/27/2022

NOTARY PUBLIC  
STATE OF WASHINGTON  
LOUREA L. GARKA  
License Number 122836  
My Commission Expires 10-27-2022

**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 PLAT OF BAKERVIEW WEST:

Recording No: 9808180054

2. City of Mount Vernon Ordinance No. 2863, including the terms and conditions thereof;  
Recorded: April 8, 1998  
Auditor's No.: 9804080064, records of Skagit County, Washington
3. City, county or local improvement district assessments, if any.
4. 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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated November 21, 2018  
between Ricardo Gonzalez Garcia Leonor Adela Gonzalez ("Buyer")  
Buyer Buyer  
and Yadon, Dennis & Gail ("Seller")  
Seller Seller  
concerning 2914 Bakerview Place 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.

Authenticate  
Ricardo Gonzalez Garcia 11/21/2018  
Buyer 1:38:50 PM PST Date  
Authenticate  
Leonor Adela Gonzalez 11/21/2018  
Buyer 12:44:19 PM PST Date

Authenticate  
Dennis R Yadon 11/21/2018 12/27/18  
Seller 9:39:53 PM PST Date  
Authenticate  
Gail Y Yadon 11/21/2018  
Seller 5:43:26 PM PST Date