

When recorded return to:
Laurin Brown
209 Brittany Street
Mount Vernon, WA 98274



201902220083

02/22/2019 01:48 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.: 620037218

CHICAGO TITLE
620037218

STATUTORY WARRANTY DEED

THE GRANTOR(S) Azucena Guzman, a married person as her separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Laurin Brown, an unmarried person and Michael Gieschen, Jr,
an unmarried person

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

Lot 32, CEDAR HEIGHTS WEST, according to the Plat thereof recorded September 22, 2006,
under Auditor's File No. 200609220186, records of Skagit County, Washington.
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P125098 / 4904-000-032-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019607
FEB 22 2019

Amount Paid \$5,825.⁶⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 14, 2019

x [Signature]

Azucena Guzman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Azucena Guzman is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/19/19

[Signature]
Name: Donna Lee Reed

Notary Public in and for the State of Washington

Residing at: Manzanita, WA

My appointment expires: 10/1/2019

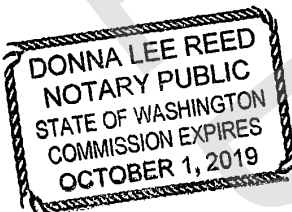


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: May 22, 2006
 Auditor's No(s): 200605220169, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: The exterior 10 feet of said premises adjacent to street

2. 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 Cedar Heights West:

 Recording No: 200609220186

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

 Recording Date: October 19, 2006
 Recording No.: 200610190062

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

 Imposed by: Cedar Heights West Homeowners Association
 Recording Date: October 19, 2006
 Recording No.: 200610190062

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

 Recording Date: March 28, 2017
 Recording No.: 201703280046
 Matters shown: Fence line

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

EXHIBIT "A"Exceptions
(continued)

"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."

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