

**When recorded return to:**  
Leslie Hernandez and Francisco  
Hernandez-Vazquez  
168 N Township ST  
SEDRO WOOLLEY, WA 98284



**201904190085**

04/19/2019 01:30 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.: 620037623

**CHICAGO TITLE**  
620037623

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Lambert and Ashley M. Lambert, 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 Leslie Hernandez and Francisco Hernandez-Vazquez, a  
married couple

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

Lot 10, Thyme Square Binding Site Plan, approved October 19, 2005 and recorded November 10,  
2005 under Auditor's File No. 200511100117, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P123737

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191425

APR 19 2019

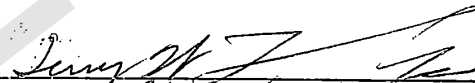
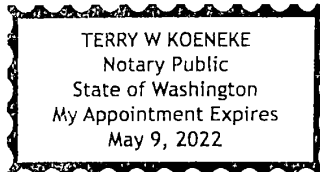
Amount Paid \$4,633.<sup>00</sup>  
Skagit Co. Treasurer  
By *mam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 4, 2019

  
\_\_\_\_\_  
Mark Lambert  
\_\_\_\_\_  
Ashley M. LambertState of WA  
County of GRANT

I certify that I know or have satisfactory evidence that  
MARK LAMBERT AND ASHLEY M. LAMBERT  
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/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 10 APRIL 2019  
\_\_\_\_\_  
Name: TERRY W. KOENEKE  
Notary Public in and for the State of WA  
Residing at: MOSES LAKE  
My appointment expires: MAY 09, 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 **THYME SQUARE BINDING SITE PLAN**;

Recording No: 200511100117

2. Covenants, conditions and restrictions 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: March 7, 2003  
Recording No.: 200303070186

3. Easement, including the terms and conditions thereof:

Recording Date: July 18, 2005  
Recording No.: 200507180085  
In favor of: Public Utility District No. 1 of Skagit County, a municipal corporation  
Regarding: Pipeline(s) and/or main(s) for the transmission and/or distribution of water  
Affects: Roadways and a portion of each lot adjacent to roadways

4. 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: November 10, 2005  
Recording No.: 200511100116

5. Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Thyme Square Binding Site Plan.
6. Easement(s), including the terms and conditions thereof:

Recording Date: February 14, 2005

**EXHIBIT "A"**Exceptions  
(continued)

In favor of: Puget Sound Energy, Inc.  
Regarding: Electric transmission and/or distribution line  
Recording No.: 200502140151  
Recording No.: 200502140150

## 7. Easement, including the terms and conditions thereof:

Recording Date: February 14, 2007  
Recording No.: 200702140052  
In favor of: Comcast of Washington IV, Inc.  
Regarding: Broadband communications system

## 8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Dues, charges, and assessments, if any, levied by Thyme Square Community Association.
11. Assessments, if any, levied by the City of Sedro-Woolley.
12. City, county or local improvement district assessments, if any.