

When recorded return to:  
Ricardo Rosas  
1527 North 42nd Place  
Mount Vernon, WA 98273



**201904190108**

04/19/2019 03:11 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

**CHICAGO TITLE**

620037665

Escrow No.: 620037665

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam F. Griffin and Brandee Griffin, 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 Rosas and Sarah Lynn Ruiz, an unmarried persons

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

Lot 11, "PLAT OF THUNDERBIRD CREEK P.U.D.", as per plat recorded in Volume 16 of Plats,  
Pages 159 through 161, inclusive, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P111406 / 4691-000-011-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


20191439

APR 19 2019

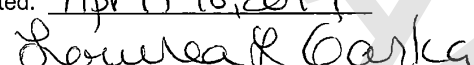
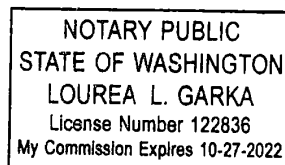
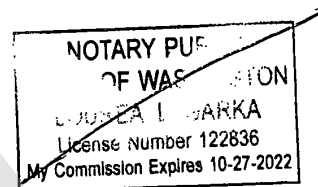
Amount Paid \$ 4,775.40  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 18, 2019

  
Adam F. Griffin  
Brandee GriffinState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Adam F. Griffin and Brandee Griffin 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: April 18, 2019  
  
Name: Lourea L. Garka  
Notary Public in and for the State of USA  
Residing at: Arhington  
My appointment expires: 10/27/2022

**EXHIBIT "A"**

## Exceptions

1. Agreement for Formation of Local Improvement District including the terms, covenants and provisions thereof  
  
Recording Date: February 27, 1997  
Recording No.: 9702270007
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Underground electric transmission and/or distribution system  
Recording Date: March 22, 1994  
Recording No.: 9403220023
3. 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 Thunderbird Creek P.U.D.:  
  
Recording No: 9703140053
4. City, county or local improvement district assessments, if any.
5. 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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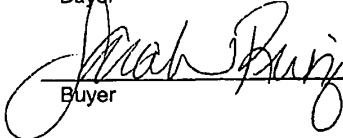


The following is part of the Purchase and Sale Agreement dated March 10, 2019  
between Ricardo Rosas Sarah Lynn Rutz ("Buyer")  
Buyer Buyer  
and Adam F Griffin Brandee Griffin ("Seller")  
Seller Seller  
concerning 1527 N.42nd Place Mount vernon WA 98273 (the "Property")  
Address City State Zip

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.

	<u>3/10/19</u>		<u>4-10-19</u>
Buyer	Date		03/10/2019
	<u>3/10/19</u>		<u>4-10-19</u>
Buyer	Date		03/10/2019