


When recorded return to:
Jesus Fuentes
1609 North 42nd Place
Mount Vernon, WA 98273


201905230033
05/23/2019 11:25 AM 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.: 620038139

CHICAGO TITLE
620038139

STATUTORY WARRANTY DEED

THE GRANTOR(S) Consuelo V. Fuentes, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jesus Fuentes, a single man

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

Lot 13, Plat of Thunderbird Creek PUD, according to the plat thereof, recorded Volume 16 of Plats,
pages 159 through 161, inclusive, 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): P111408 / 4691-000-013-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191931

MAY 23 2019

Amount Paid \$ 3,387.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2019

X. Consuelo V. Fuentes
Consuelo V. Fuentes

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Consuelo V. Fuentes 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: 5/22/19

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Naselle, WA
My appointment expires: 10/1/2019

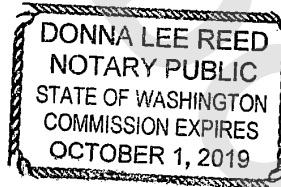


EXHIBIT "A"
Exceptions

1. 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
2. Agreement for Formation of Local Improvement District including the terms, covenants and provisions thereof

Recording Date: February 27, 1997
Recording No.: 9702270007
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. 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."
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
 7. Assessments, if any, levied by the City of Mount Vernon.