

When recorded return to:
Hildeberto Alvarez Salinas
Salustia Oriz Alvarez
2318 Cedar Court
Mount Vernon, WA 98273

201907020063

07/02/2019 02:12 PM Pages: 1 of 4 Fees: \$104.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038639

CHICAGO TITLE
U20038639

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebekah M. Cox, 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 Hildeberto Alvarez Salinas and Salustia Oriz Alvarez, a married couple

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

LOT 18, "PLAT OF LAVENTURE MEADOW, MOUNT VERNON, WASHINGTON." AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 77, 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): P80196 / 4360-000-018-0014

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2730
JUL 02 2019

Amount Paid \$ 4,722.⁰⁰
Skagit Co. Treasurer
By *horm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 24, 2019

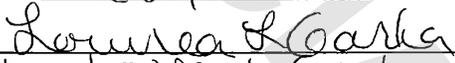


Rebekah M. Cox

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Rebekah M. Cox 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: June 27, 2019



Name: Lourea L. Garka
Notary Public in and for the State of USA
Residing at: Ariverton
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, 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 LAVENTURE MEADOW:

Recording No: 861859

2. Standard Participation Contract including the terms, covenants and provisions thereof

Recording Date: July 10, 1980
Recording No.: 8007100021

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 06, 2019

between Salustia Ortiz Alvarez Hildeberto Alvarez Salinas ("Buyer")
Buyer Buyer

and Rebekah M Cox ("Seller")
Seller Seller

concerning 2318 Cedar Court 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.

AuthentISIGN
Salustia Ortiz A 06/06/2019
Buyer 6/7/2019 7:10:26 PM PDT Date

AuthentISIGN
Rebekah M Cox 06/07/2019
Seller 6/7/2019 1:55:18 PM PDT Date

AuthentISIGN
Hildeberto Alvarez Salinas 06/06/2019
Buyer 6/7/2019 7:34:01 PM PDT Date

Seller Date