

When recorded return to:  
Jodi A. Enders  
1209 North 18th Street  
Mount Vernon, WA 98273



**201907190120**

07/19/2019 03:49 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

**CHICAGO TITLE**  
**620038503**

Escrow No.: 620038503

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Oscar G. Hernandez and Rosalinda R. Hernandez, 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 Jodi A. Enders, a married woman as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:  
Tract B, CITY OF MOUNT VERNON SHORT PLAT NO. MV-4-90, approved May 8, 1990, and  
recorded May 9, 1990, in Volume 9 of Short Plats, page 223, under Auditor's File No.  
9005090049, records of Skagit County, Washington; being a portion of the Southwest Quarter of  
the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette  
Meridian.

Situate in the County of Skagit, State of Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P99586 / 340417-4-013-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 3019  
JUL 19 2019

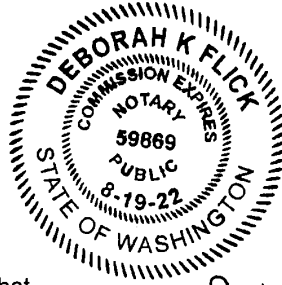
Amount Paid \$ 5,434.<sup>00</sup>  
Skagit Co. Treasurer  
By *mdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 18, 2019

[Signature]  
Oscar G. Hernandez

[Signature]  
Rosalinda R. Hernandez



State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Oscar G. Hernandez & Rosalinda R. Hernandez is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/18/19

[Signature]  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Arington  
My appointment expires: 8/19/22

**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 SKAGIT COUNTY SHORT PLAT NO. MV-4-90 :

Recording No: 9005090049

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. 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

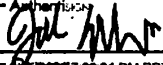
The following is part of the Purchase and Sale Agreement dated June 15, 2019  
between Jodi A. Enders ("Buyer")  
Buyer Oscar G Hernandez Rosalinda R Hernandez ("Seller")  
Seller Seller  
concerning 1209 N. 18th Street Mount Vernon WA 98273 (the "Property")  
Address City State Zip


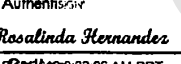
Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

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.

 06/15/2019  
Buyer Seller Date  
Buyer Date

 06/18/2019  
Seller Seller Date  
 06/18/2019  
Seller Seller Date