

When recorded return to:

Juan Flores
1226 Juniper Place
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039111

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3273

Aug 02 2019

Amount Paid \$5247.10
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE

620039111

STATUTORY WARRANTY DEED

THE GRANTOR(S) Crescencia Tingstrom, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Juan Flores, an unmarried man

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

LOT 14, "THE MEADOW PHASE II, " AS PER PLAT RECORDED IN VOLUME 16 OF PLATS,
PAGES 1 THROUGH 7, 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): P106479/4638-000-014-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July ³¹~~29~~, 2019

C. Tingstrom
Crescencia Tingstrom

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Crescencia Tingstrom is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 31, 2019

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

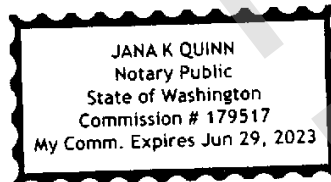


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 24, 1890
Recording No.: Volume 13, Page 383
For: To cut down trees dangerous to operation of railroad
Affects: A 200 foot strip on each side of centerline of Seattle & Montana Railroad

2. Reservations and recitals contained in the Deed as set forth below:

Dated: April 22, 1943
Recording No.: 361626

Said document provides for, among other things, the following:
Drainage right-of-way and the terms and conditions thereof

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: To construct, operate and maintain water line
Recording Date: October 26, 1977
Recording No.: 867455
Affects: A 10 foot strip adjacent to the South boundary of Hoag Road

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: To construct, operate and maintain water line
Recording Date: March 18, 1978
Recording No.: 875324
Affects: A 10 foot strip adjacent to the South boundary of Hoag Road

5. Notes as disclosed on that Mount Vernon Short Plat No. MV-2-83, approved May 9, 1983, recorded May 10, 1983, in Volume 6 of Short Plats, page 62, under Auditor's File No. 8305100002, records of Skagit County, Washington, as follows:

Short Plat number and date of approval shall be included in all deeds and contracts.

Sewage disposal by Mount Vernon City Sewer.

Water by Skagit County Public Utility District No. 1.

Zoning Classification – R-1, 7.6.

EXHIBIT "A"

Exceptions
(continued)

- Affects: The West 280 feet of said plat
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1993
Recording No.: 9309090091
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet of all lots abutting on any streets in said plats. The exterior 5 feet abutting upon the South boundary of Hoag Road.
7. Agreement, including the terms and conditions thereof; entered into;
By: The Meadows Associates, a partnership
And Between: Dujardin Development Company
Recorded: June 15, 1994
Recording No.: 9406150082
Providing: Indemnity and escrow agreement
8. 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 The Meadows Phase II:
Recording No: 9410120065
9. 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: May 19, 1994
Recording No.: 9405190106
10. Liens and charges as set forth in the above mentioned declaration,

Payable to: The Meadows Homeowners Association
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"

Exceptions
(continued)

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by The Meadows PUD Homeowner's Association.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 27, 2019

between Juan Flores ("Buyer")
Buyer Buyer
and Crescencia Tingstrom ("Seller")
Seller Seller
concerning 1226 Juniper 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.

Authenticated
Juan Flores 06/27/2019
6/27/2019 12:58:21 PM PDT
Buyer Date

C. Tingstrom 6-28-19
Seller Date

Buyer Date

Seller Date