

When recorded return to:
Ana Vega and Luis Vega Gomez
3618 Seneca Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3485
Aug 16 2019
Amount Paid \$5790.00
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039021

CHICAGO TITLE
620039021

STATUTORY WARRANTY DEED

THE GRANTOR(S) John K. Vandegrift, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Ana Vega and Luis Vega Gomez, wife and husband

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

LOT 12, PLAT OF PARK MEADOWS, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS,
PAGES 82 THROUGH 84, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

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

Tax Parcel Number(s): P108315/ 4666-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 15, 2019


John K. Vandegrift

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John K. Vandegrift 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: 8-15-19



Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Island Co.
My appointment expires: 5/29/23



EXHIBIT "A"

Exceptions

1. 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 Plat of Park Meadows, recorded in Volume 16 of Plats, Pages 82 through 84:

Recording No: 9510130076

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 15, 1977
 Auditor's No(s): 868655, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: The North and the East 7 feet of Tract D of Short Plat No. MV-11-77
3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 1, 1995
 Auditor's No(s): 9502010065, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

EASEMENT NO. 1: All streets on road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the Public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 7 feet in width across all lots, tracts, and spaces located within the above described property being parallel and coincident with the boundaries of all private/public street and road rights-of-way.

4. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-80 and CITY OF MOUNT VERNON SHORT PLAT NO. MV-3-80
 Recording No: 8001290022 and 8001290021

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting

EXHIBIT "A"**Exceptions
(continued)**

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 City of Mount Vernon Short Plat No. MV-3-80:

6. Terms and conditions of that Power of Attorney and Agreement regarding formation of Local Improvement District:
 Recorded: October 13, 1995
 Auditor's No.: 9510130074, records of Skagit County, Washington
 By: John N. Hocking
 Between: City of Mount Vernon

7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
 Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
 From: The State of Washington
 Auditor's No.: 92096, records of Skagit County, Washington
 Executed By: The State of Washington

8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
 Recorded: November 22, 1995
 Auditor's No(s): 9511220120, records of Skagit County, Washington
 Executed By: John N. Hocking, Sandi Hocking and John Lund

9. 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.

EXHIBIT "A"

Exceptions
(continued)

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."

Skagit County Right-To-Manage Natural Resource Lands Disclosure recorded July 28, 2017 in Recording No. 201707280146.

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by City of Mount Vernon.
12. City, county or local improvement district assessments, if any.