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09/20/2019 01:49 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor, WA

201909240063

09/24/2019 12:49 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor, WA

**When recorded return to:**

Everardo Santos Quezada and Joann Marie Santos  
301 South 29th Place  
Mount Vernon, WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Bridget Ibarra  
Affidavit No. 2019-4141  
Date 09/24/2019

*re-record to attach legal*

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039755

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4092

Sep 20 2019

Amount Paid \$6101.50

Skagit County Treasurer

By Marissa Guerrero Deputy

**CHICAGO TITLE**  
*020039755*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William K. Hardman and Dawn A. Hardman, 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 Everardo Santos Quezada and Joann Marie Santos, husband and wife

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

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

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

*PTN. NE SW 21-34-4*

Tax Parcel Number(s): P26998/ 340421-0-020-0007

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Subject to:

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

Dated: September 13, 2019



\_\_\_\_\_  
William K. Hardman

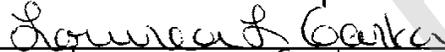


\_\_\_\_\_  
Dawn A. Hardman

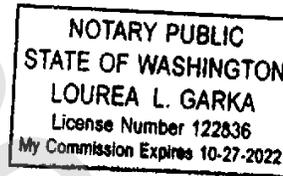
State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that William K. Hardman and Dawn A. Hardman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 19, 2019



Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arvin, WA  
My appointment expires: 10/27/2022



**EXHIBIT "A"**

**Order No.:** 620039755

**For APN/Parcel ID(s):** P26998/ 340421-0-020-0007

That portion of the East Half of the East Half of the Northeast Quarter of the Southwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said subdivision, a distance of 555 feet South of the North line thereof;

Thence South along said West line, a distance of 75 feet;

Thence East parallel with the North line of said Northeast Quarter of the Southwest Quarter, a distance of 135 feet;

Thence North parallel with said West line, a distance of 75 feet;

Thence West a distance of 135 feet to the point of beginning;

(Also known as Lot 28 of unrecorded plat of Cedar Crest Addition to Mount Vernon.)

Situate in the County of Skagit, State of Washington.

**EXHIBIT "A"**  
Exceptions

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

Grantor: Cedar Crest Inc., a Washington corporation  
Recording Date: August 7, 1990  
Recording No.: 9008070104

Said document provides for, among other things, the following:  
Minimum living area of home and restriction on modular homes. See copy for particulars.

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

Purpose: Storm drainage  
Recording Date: July 24, 1990  
Recording No.: 9007240008

3. 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."

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