201909250054
09/25/2019 10:42 AM Pages: 1 of 4 Fees: $106.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Josue Garcia-Cerrillo and Melisa Zamora
515 E Orange Ave
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4152
Sep 25 2019
Amount Paid $5033.50
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

CHICAGO TITLE
620039397

Escrow No.: 620039397

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bernard A. Morris, also shown of record as Bernard A. Morris, Jr., an unmarried man

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration in hand paid, conveys, and warrants to Josue Garcia-Cerrillo and Melisa Zamora, Husband and Wife

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

LOT 1, DELAHUNT 5 LOT SHORT PLAT, RECORDED FEBRUARY 4, 2016 UNDER RECORDING NO. 201602040006, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

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

NW 4-34-4 md

Tax Parcel Number(s): P132901/ 3867-000-058-1007

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: September 12, 2019

Bernard A. Morris

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Bernard A. Morris 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: September 17, 2019

Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 9.01.2022

Notary Public
State of Washington
Katheryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

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EXHIBIT "A"
Exceptions

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

   Granted to: Puget Sound Power & Light Company
   Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
   Recording Date: April 9, 1985
   Recording No.: 8504090075
   Affects: Portion of said premises

2. Annexation Ordinance No. 1392 including the terms, covenants and provisions thereof

   Recording Date: October 31, 2000
   Recording No.: 200010310020

3. Boundary Line Adjustment including the terms, covenants and provisions thereof

   Recording Date: October 23, 2015
   Recording No.: 201510230066 being a re-recording of Recording No. 201510130001

4. Annexation Ordinance No. 1818 including the terms, covenants and provisions thereof

   Recording Date: January 6, 2016
   Recording No.: 201601060065

5. 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 DELAHUNT 5 LOT SHORT PLAT :

   Recording No: 201602040006

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

7. Assessments, if any, levied by City of Burlington.

8. City, county or local improvement district assessments, if any.

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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 August 09, 2019

between Josue Garcia-Cerillo (Buyer), Melisa Zamora (Buyer) ("Buyer")

and Bernard Morris (Seller), (Seller) ("Seller")

concerning 1724 E Rio Vista Avenue (Address), Burlington (City), WA (State) 98233 (Zip) (the "Property")

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 Josue Garcia-Cerillo 8/9/2019 11:06:24 AM PDT Buyer	08/09/2019 Date	Authentisign 8/9/2019 5:40:08 PM PDT Seller	08/09/2019 Date
Authentisign Melisa Zamora 8/9/2019 11:05:19 AM PDT Buyer	08/09/2019 Date	Seller	Date