

When recorded return to:
Carmelina Cooney
1116 McLean Road, Unit A & B
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4442
Oct 11 2019
Amount Paid \$6680.00
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.: 620040233

CHICAGO TITLE
620040233
STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel Soria and Amber Soria, 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 Carmelina Cooney, an unmarried person

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 GL 13, SW 19-34-4

Tax Account No.: P26354 / 340419-0-047-0000

Tax Parcel Number(s): P26354

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 10, 2019

Daniel Soria
Daniel Soria

Amber Soria
Amber Soria

State of WA
Skagit County of Skagit

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

Dated: 10-11-19



Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-21

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26354

PARCEL A:

That portion of Government Lot 13, Section 19, Township 34 North, Range 4 East of the Willamette Meridian; described as follows:

Beginning at a point 449 feet East and 120 feet South of the Northwest corner of said Government Lot 13, said point being the Northwest corner of a Tract conveyed to Wilhelmina Reinstra, a widow, by deed recorded July 17, 1961, under Auditor's File No. 610022, records of Skagit County, Washington; thence East parallel with the North line of said Government Lot a distance of 65 feet; thence North to the South line of the McLean Road, as conveyed by Deed recorded April 19, 1914, under Auditor's File No. 101863, records of Skagit County, Washington; thence West along the South line of said road 72 feet; thence South 90 feet to a point 7 feet West of the Northwest corner of said Reinstra Tract; thence East 7 feet to said Northwest corner and the Point of Beginning.

PARCEL B:

An easement for ingress and egress over and across the following described tract:

Beginning at a point 534 feet East and 30 feet South of the Northwest corner of said Government Lot 13; thence South 02°45'09" East parallel with the West line of a Tract conveyed to Frank E. McCormick and Margaret H. McCormick, his wife, by Deed recorded October 30, 1928, under Auditor's File No. 217675, records of Skagit County, Washington, a distance of 90 feet; thence South 85°19'40" West 20 feet, more or less, to a point 514 feet East and 120 feet South of the Northwest corner of said Government Lot 13, said point being the Southwest corner of the herein described Parcel A; thence North 90 feet, more or less, along the East line of said Parcel A to the South line of the McLean Road; thence East along said South line of the Point of Beginning.

PARCEL C:

An easement for ingress and egress over and across the South 90 feet of the North 120 feet of the East 13 feet of the West 442 feet of said Government Lot 13.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by City of Mount Vernon.
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 of Skagit County
Purpose:	Water pipeline
Recording Date:	April 8, 1949
Recording No.:	416698
4. 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
Recording Date:	December 29, 1948
Recording No.:	426918
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Ingress and egress
Recording Date:	April 21, 1955
Recording No.:	516673
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose:	Ingress and egress
Recording Date:	July 17, 1961
Recording No.:	610022
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Cascade Natural Gas Corporation
Purpose:	Pipeline
Recording Date:	March 25, 1966
Recording No.:	680541
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "B"

Exceptions
(continued)

document:
Purpose: Ingress and egress
Recording Date: May 28, 1975
Recording No.: 818134

9. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Recording Date: November 18, 1987
Recording No.: 8711180040

Reference is hereby made to said document for full particulars.

10. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 9/20/2019
between Carmelina Cooney ("Buyer")
Buyer Amber L. Soria Seller Daniel Soria ("Seller")
Seller
concerning 1116 McLean Rd, Units A&B 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.

DocuSigned by:
Carmelina Cooney, by Robert W. Cooney as POA Daniel Soria 9/11/19
Buyer 9/11/2019 Date Seller Date
Amber L. Soria 9/11/19
Buyer Date Seller Date