

When recorded return to:

Hairo C Garcia and Rebecca G Moreno
24102 Feather Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039872

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4798

Oct 31 2019

Amount Paid \$3992.20
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE CO.
620039872
STATUTORY WARRANTY DEED

THE GRANTOR(S) Dianne Dalbey, an unmarried person and everyday since

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Hairo C Garcia and Rebecca G Moreno, husband and wife

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

The South Half of Lot 15 and all of Lot 16, and the North 5 feet of Lot 17, Block 25, REPLAT OF
THE JUNCTION ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of
Plats, page 48, 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): P115698 / 4166-025-016-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 7, 2019

Dianne Dalbey
Dianne Dalbey

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Dianne Dalbey
(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: Oct. 29, 2019

Theresa R Johnson
Name: Theresa R Johnson
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 4-29-23

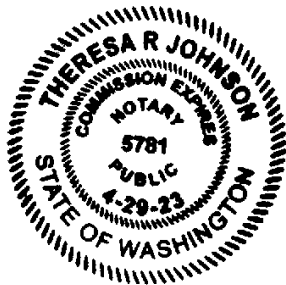


EXHIBIT "A"
Exceptions

1. 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 Replat of the Junction Addition to Sedro:

Recording No: 54952

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

Recording Date: August 6, 1999

Recording No.: 199908060086

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 City of Sedro Woolley.