

When recorded return to:

Josue Guevara and Angela M. Guevara
4798 Sullivan St Apt #107
Ventura, CA 93003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5461

Dec 19 2019

Amount Paid \$4987.22
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040335

CHICAGO TITLE
620040335
STATUTORY WARRANTY DEED

THE GRANTOR(S) Evelyn Davies, a single woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Josue Guevara and Angela M. Guevara, husband and wife

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

LOT 10, PLAT OF TJ TOWNHOUSES, AS PER PLAT THEREOF RECORDED ON NOVEMBER
30, 2000, UNDER AUDITOR'S FILE NO. 200011300053, 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): P117597 / 4769-000-010-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 13, 2019

Evelyn M Davies
Evelyn Davies

State of WASHINGTON

County of ~~Snohomish~~ King

I certify that I know or have satisfactory evidence that Evelyn Davies 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: 12-16-2019

Christiane S Pieper
Name: Christiane S Pieper
Notary Public in and for the State of WA
Residing at: Tacoma
My appointment expires: 03-02-2023

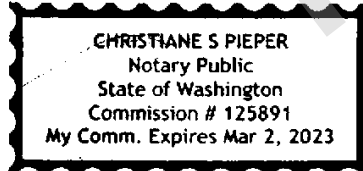


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: July 22, 1977
Recording No.: 861138
In favor of: Continental Telephone Company
2. Reservation of all coal, oil, gas and mineral rights, and rights to explore for the same contained in the deed

Grantor: State of Washington
Recording No.: 67757

No determination has been made as to the current ownership or other matters affecting said reservations.
3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: November 5, 1985
Recording No.: 8511050076
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line
4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: July 2, 1986
Recording No.: 8607020048
In favor of: Puget Sound Power & Light Company
Regarding: Electric transmission and/or distribution line
5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A:

Recording Date: September 13, 1990
Recording No.: 9009130055
6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;

Recording Date: March 2, 1999
Recording No.: 9903020122
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);

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

Recording Date: January 27, 2000
Recording No.: 200001270030
In favor of: Public Utility District No. 1 of Skagit County

8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: September 12, 2000
Recording No.: 200009120116
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line

9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recording Date: September 12, 2000
Recording No.: 200009120118

AMENDED by instrument(s):

Recording Date: March 27, 2001
Recording No.: 200103270101

Recording Date: July 31, 2003
Recording No.: 200307310168

10. 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 the **PLAT OF TJ TOWNHOUSES**:

Recording No: 200011300053

11. Terms, conditions, and restrictions of that instrument entitled Notice;

Recording Date: April 25, 2002
Recording No.: 200204250057

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

12. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recording Date: October 30, 2001

Recording No.: 200110300103

AMENDED by instrument(s):

Recording Date: May 8, 2003

Recording No.: 200305080235

13. 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."

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