

When recorded return to:
Cristian A. Luevanos
4305 Marine Heights Way
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040649

CHICAGO TITLE

620040649

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-479

Feb 07 2020

Amount Paid \$7189.00
Skagit County Treasurer
By Marissa Guerrero Deputy

THE GRANTOR(S) Erica A. Adkins and Josh Adkins also known of record as Erica A Burfield and Erica A Butler, who are one in the same, , a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cristian A. Luevanos, 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. Lots 15, 16 and 17, Blk. 1108, Northern Pacific to Anacortes

Tax Parcel Number(s): P100052 / 3809-108-017-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 22, 2020



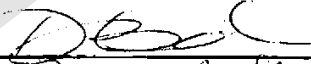
Erica A. Adkins



Josh Adkins

State of Maryland
County of St. Mary's

I certify that I know or have satisfactory evidence that
Erica A. Adkins and Josh Adkins
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: 13th Jan 24, 2020
Name: Damaris Baden
Notary Public in and for the State of Maryland
Residing at: 4144 St. Andrews Cir. California
My appointment expires: 1/30/2023 MD 20619TPL # RP199907569

DAMARIS BADEN
NOTARY PUBLIC
ST. MARY'S COUNTY
MARYLAND
My Commission Expires 01/30/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100052 / 3809-108-017-0000

THE WESTERLY 70 FEET OF THE EASTERLY 514.93 FEET, AS MEASURED ALONG THE
NORTHERLY LINE OF BLOCK 1108 "NORTHERN PACIFIC ADDITION TO ANACORTES" AS PER
PLAT RECORDED IN VOLUME 2 OF PLATS PAGE 9, RECORDS OF SKAGIT COUNTY,
WASHINGTON

BEING KNOWN AS LOT 12 OF SURVEY RECORDED IN VOLUME 11 OF SURVEYS, PAGES 168
AND 169, UNDER AUDITOR'S FILE NO. 9109090003, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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: Underground electric transmission and/or distribution line
Recording Date: July 23, 1991
Recording No.: 9107230058
2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 8, 1992
Recording No.: 9204080067
3. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: September 9, 1991
Recording No.: 9109090003
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Anacortes.
6. City, county or local improvement district assessments, if any.

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 Januray 4, 2020
between Cristian A Luevanos ("Buyer")
and Erica A Adkins ("Seller")
concerning 3709 W 4th St (the "Property")
Anacortes WA 98221
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.

Buyer
Date
01/04/2020
3:42:44 PM PST

Seller
Date
11/07/2019
3:31:04 PM PST
29 JAN 2020
11/07/2019
12:19:27 PM PST