

When recorded return to:

Terence R. Alling and Holly B. Alling
8546 N Cloverleaf Dr.
Hayden, ID 83835

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041758

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1181

Mar 31 2020

Amount Paid \$1685.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE CO.
620041758
STATUTORY WARRANTY DEED

THE GRANTOR(S) Terence R. Alling and Holly B. Alling, 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 Timothy Yzaguirre and Jennifer M. Yzaguirre, husband and wife

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.)

LT.3, SKAGIT COUNTY SHORT PLAT PL-06-0075 NW 36-34-04

Tax Parcel Number(s): P126670/340436-0-006-1200

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3/30/2020

Terence R. Alling

by Geoffrey H. Arthur

Terence R. Alling, by Geoff Arthur, as attorney in fact

Holly B. Alling

By Geoffrey H. Arthur

Holly B. Alling, by Geoff Arthur, as attorney in fact

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Geoff Arthur is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Terence R. Alling and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

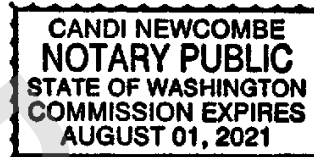
Dated: March 30, 2020

Name: Candi Newcombe

Notary Public in and for the State of WA

Residing at: Mt Vernon

My appointment expires: Aug 1, 2021



State of Washington

County of Skagit

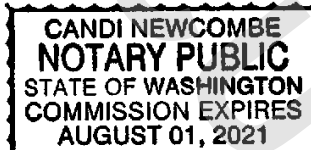
I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Holly B. Alling and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 30, 2020

Name: Candi Newcombe

Notary Public in and for the State of WA

Residing at: Mt Vernon



STATUTORY WARRANTY DEED

(continued)

My appointment expires:

Aug 1, 2021

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126670/340436-0-006-1200

Lot 3, Skagit County Short Plat No. PL06-0075, recorded September 28, 2007, under Auditor's File No. 200709280026, records of Skagit County, Washington; and being a portion of Government Lot 2 and the Northwest quarter of Section 26, Township 34 North, Range 4 East of W.M.

Situate in Skagit County, Washington.

*GA for TA
as attorney in fact*

*GA for HA
as attorney in fact*

EXHIBIT "B"**Exceptions**

1. Lot of Record Certification, including the terms, covenants and provisions thereof;
Recording Date: July 7, 2006
Recording No.: 200607070071
2. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement (PCA);
Recorded: September 28, 2007
Auditor's No(s): 200709280028
3. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;
Recording Date: September 28, 2007
Recording No.: 200709280027
4. 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 SKAGIT COUNTY SHORT PLAT NO. PL06-0075:
Recording No: 200709280026
5. 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 system, together with necessary appurtenances
Recording Date: March 16, 1971
Recording No.: 853011
Affects: Portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County
Purpose: Right of way
Recording Date: April 15, 1978
Recording No.: 895392
Affects: Portion of said premises

EXHIBIT "B"Exceptions
(continued)

7. Reservations contained in deed

Recording Date: March 30, 2006
Recording No.: 200603300083
Regarding: Skagit County Right to Farm Ordinance

8. 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."

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