

When recorded return to:

Eduardo Nuno and Maria Guadalupe Nuno
10614 Collins Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1331

Apr 15 2020

Amount Paid \$8282.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620041387

Escrow No.: 620041387

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arturo Lopez and Teresa Lopez, 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 Eduardo Nuno and Maria Guadalupe Nuno, a married couple

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. NE SW, 27-35-4E, W.M.

Tax Parcel Number(s): P37782 / 350427-0-057-0014, P37860 / 350427-3-001-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 4/8/2020Arturo LopezTeresa LopezState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Arturo Lopez and Teresa Lopez are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

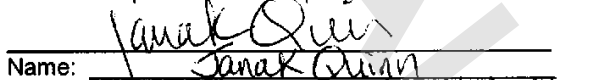
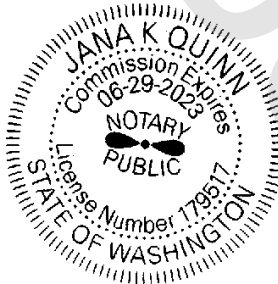
Dated: April 08, 2020
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37782 / 350427-0-057-0014 and P37860 / 350427-3-001-0007

That portion of the East Half of the Northeast Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, lying South of the following described line:

Beginning at the Northeast corner of the Southwest Quarter of said Section 27;
Thence South 00°46'01" West along the East line of the Southwest Quarter of said Section 27, a distance of 306.36 feet to the South line of the right-of-way of the Burlington Northern Railway;
Thence continuing South 00°46'01" West along the East line of the Southwest Quarter of said Section 27, a distance of 363.52 feet to the initial point of this line description;
Thence North 89°40'37" West, a distance of 663.39 feet to the intersection of the South line of the right-of-way of the Burlington Northern Railway with the West line of the East Half of the Northeast Quarter of the Southwest Quarter of said Section 27 and the terminal point of this line description;

EXCEPT County road rights-of-way along the East and South lines of the above described property.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 27, 2001
Recording No.: 200106270086
Matters shown: Shared Easement
2. Easement and any agreements as disclosed by Survey including the terms, covenants and provisions thereof

Recording Date: June 27, 2001
Recording No.: 200106270086
3. 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: June 20, 2001
Recording No.: 200106200099
4. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: September 28, 2015
Recording No.: 201509280201
5. Administrative Special Use Permit No. PL 15-0237 including the terms, covenants and provisions thereof

Recording Date: July 14, 2016
Recording No.: 201607140010
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: April 25, 2017
Recording No.: 201704250047
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"**Exceptions
(continued)**

8. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording No.: 763504

Recording No.: 805401

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

9. City, county or local improvement district assessments, if any.
10. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.
11. Memorandum of Land Lease Agreement by and between Auturo Lopez and Seattle SMSA Partnership d/b/a Verizon Wireless

Recording Date: September 3, 2015

Recording No.: 201509030043