

When recorded return to:
Eniko Gomez and Richard Travis Gomez
922 North Fruitdale Road
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.: 620042372

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1900

Jun 01 2020

Amount Paid \$2741.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE CO.

620042372

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrea Lukken, an unmarried person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Eniko Gomez and Richard Travis Gomez, 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.)

Lot(s): 1, Skagit County Short Plat No. 90-058 NW SE 18-35-S

Tax Parcel Number(s): P95640 / 350518-4-014-0208

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 26, 2020

Andrea Lukken
Andrea Lukken

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Andrea Lukken
(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: May 27 2020

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arundon
My appointment expires 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P95640 / 350518-4-014-0208

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 90-58, approved October 16, 1990, and recorded October 18, 1990, in Volume 9 of Short Plats, page 272, under Auditor's File No. 9010180005, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 WEDMORE ADDITION:

Recording No.: 749506
2. 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 SKAGIT COUNTY SHORT PLAT NO. 90-58:

Recording No: 9010180005
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 17, 1971
Recording No.: 749848, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. City of Sedro Woolley Ordinance No. 1671-10;
Recorded: March 30, 2010
Recording No.: 201003300062, records of Skagit County, Washington
For: Connection fee for sanitary sewer main
5. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Recording No.: 56908
6. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 5, 1971

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 752197
Recording No.: 752195
records of Skagit County, Washington
Executed By: Don-Lee, Inc.

AMENDED by instrument(s):
Recorded: February 1, 1972
Recording No.: 763612, records of Skagit County, Washington

7. Record of Survey

Recording Date: December 21, 2010
Recording No.: 201012210062

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. Assessments, if any, levied by City of Sedro-Woolley

10. 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 April 20, 2020
between Eniko Gomez Richard Travis Gomez ("Buyer")
Buyer Buyer
and Andrea Lukken ("Seller")
Seller Seller
concerning 922 N Fruitedale Road Sedro Woolley WA 98284 (the "Property")
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.

Authenticate
[Signature] 04/20/2020
Date
04/20/2020 6:04 PM PDT

Authenticate
Andrea K. Lukken 04/22/2020
Date
04/22/2020 6:18:34 PM PDT
Seller

Authenticate
[Signature] 04/20/2020
Date
04/20/2020 7:21:01 PM PDT

Seller Date