

**When recorded return to:**

Martin Manrique  
1908 Cleveland Ave PO. Box 2072  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620043060

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2664

Jul 16 2020

Amount Paid \$3925.00

Skagit County Treasurer

By Heather Beauvais Deputy

**CHICAGO TITLE**  
**620043060**  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nichole Woods, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Martin Manrique, an unmarried ~~person~~ **man**

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. BLK. 7, MCLEAN'S THIRD STREET ADDN. TO MOUNT VERNON

Tax Parcel Number(s): P53480

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 13, 2020

Nichole Woods  
Nichole Woods

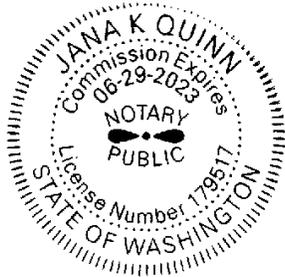
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Nichole Woods  
(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: July 15 2020

Janak Quinn  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arbuton  
My appointment expires: 07/15/23



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P53480**

---

PART OF BLOCK 7, MCLEAN'S THIRD STREET ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 66, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 138 FEET WEST AND 60 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK;

THENCE SOUTH, PARALLEL WITH THE EAST LINE OF THE BLOCK, A DISTANCE OF 60 FEET;

THENCE WEST, PARALLEL WITH THE NORTH LINE OF THE BLOCK, 108 FEET TO THE WEST LINE OF THE BLOCK;

THENCE NORTH, ALONG THE WEST LINE OF THE BLOCK, A DISTANCE OF 60 FEET;

THENCE EAST, PARALLEL WITH THE NORTH LINE OF THE BLOCK, A DISTANCE OF 108 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 McLean's Third Street Addition to Mt. Vernon, recorded in Volume 3 of Plats, Page 66:

Recording No: 67112

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pacific Telephone and Telegraph Company  
 Purpose: Pole Lines  
 Recording Date: August 3, 1910  
 Recording No: 80533, records of Skagit County, Washington

3. Agreement

Recording Date: March 16, 1926  
 Recording No.: 192453, records of Skagit County, Washington

4. 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."

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

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