

When recorded return to:

Jose R. Cisneros and Lorena G. Cisneros
1436 Woodland Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043648

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3099

Aug 14 2020

Amount Paid \$2805.00

Skagit County Treasurer

By Marissa Guerrero Deputy

CHICAGO TITLE
620043648
STATUTORY WARRANTY DEED

THE GRANTOR(S) David M. Lawson and Carol H. Lawson, 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 Jose R. Cisneros and Lorena G. Cisneros, 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): 69 BIG LAKE WATER FRONT TRS (1ST ADD)

Tax Parcel Number(s): P62087 / 3863-000-069-0107

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 7, 2020


David M. Lawson

Carol H. Lawson

State of WACounty of SICAGIT

I certify that I know or have satisfactory evidence that


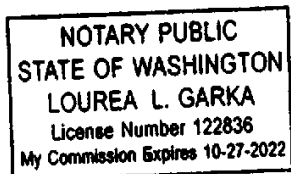
David M. Lawson Carol H. Lawson
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: August 13, 2020
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Burlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62087 / 3863-000-069-0107

Tract 69, FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, according to the plat thereof, recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington;

EXCEPT that portion lying within the boundaries of the H.C. Peters Road No. 263, as conveyed to Skagit County, by deed recorded May 26, 1947, under Auditor's File No. 404828, records of Skagit County, Washington.

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 First Addition Big Lake Water Front Tracts:

Recording No: Volume 4, Page 15

2. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Big Lake.
3. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
4. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
5. 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."

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

EXHIBIT "B"

Exceptions
(continued)

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Big Lake Sewer District No. 2, U.L.I.D. No. 1.
9. Resolution No. 1640-94 Assessment and the terms and conditions thereof:

Recording Date: October 14, 1994
Recording No.: 9410140045