

When recorded return to:
Raul L. Cervantes
3310 Martin Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3343

Aug 27 2020

Amount Paid \$5509.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500106097

Escrow No.: 500106097

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rachel Schwinden, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Raul L. Cervantes, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 4, CITY OF MOUNT VERNON SHORT PLAT NO. MV-13-94, APPROVED FEBRUARY 24, 1995, RECORDED FEBRUARY 24, 1995 IN VOLUME 11 OF SHORT PLATS, PAGES 185 AND 186 UNDER AUDITOR'S FILE NO. 9502240042, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P24971 / 340416-1-003-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

^{1 met PR}
Dated: August 28, 2020

Rachel Schwinden
Rachel Schwinden

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Rachel Schwinden is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 08/21/2020

Marilyn Coan Tompkins
Name: Marilyn Coan Tompkins
Notary Public in and for the State of _____
Residing at: 2410 Cascade Street Mt Vernon
My appointment expires: 11/01/2023

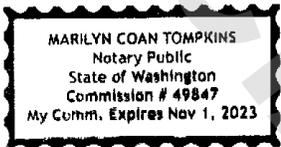


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s):
Recorded: April 25, 1978
Auditor's No(s): 878170, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same

Affects: The North 10 feet of said premises
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 13, 2004
Auditor's No(s): 200410130158, records of Skagit County, Washington
In favor of: Dan R. Estabrook
For: Excavation, construction, maintenance, installation, connection, inspection, removal, upkeep and repair of a private sewer line

Note: Exact location and extent of easement is undisclosed of record
3. 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 City of Mount Vernon Short Plat No.MV-13-94:

Recording No: 9502240042
4. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Recorded: April 4, 1908
Auditor's No.: 67070, records of Skagit County, Washington
Executed By: The State of Washington
5. Notice contained in deed

Recording Date: April 26, 2007

EXHIBIT "A"
Exceptions
(continued)

Recording No.: 200704260235
Regarding: Skagit County Right to Farm Ordinance

6. 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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.
10. The Land is within or near designated agricultural lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft) the storage and disposal of manure, and the application of spraying or storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider those inconveniences or discomforts arising from legally permitted farm operations to be a nuisance if such practices are consistent with commonly accepted best management practices and otherwise comply with local, state and federal laws.