

When recorded return to:
Zoila M. Lopez and Ricardo L. Lopez
58641 State Route 20
Marblemount, WA 98267

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3590

Sep 10 2020

Amount Paid \$7765.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620044047

Escrow No.: 620044047

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald Sparkowich and Nancy Sparkowich, 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 Zoila M. Lopez and Ricardo Lopez, a married couple

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

Tract 1, Skagit County Short Plat No. 93-74, being a portion of Government Lots 3 and 5 of the Southeast Quarter of Section 14, Township 35 North, Range 10 East of the Willamette Meridian.

TOGETHER WITH an easement for ingress and egress, over and across that certain 40-foot by 40-foot Easement in the Southeast corner of that portion of Tract 2, Skagit County Short Plat No. 93-74, approved April 20, 1994, and recorded April 20, 1994, in Volume 11 of Short Plats, pages 68 and 69, under Auditor's File No. 9404200040, records of Skagit County, Washington; being a portion of Government Lots 3 and 5 of the Southeast Quarter of Section 14, Township 35 North, Range 10 East of the Willamette Meridian, lying Westerly of the highway, as said easement is delineated on the face of said Skagit County Short Plat No. 93-74.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P105044 / 351014-0-009-1201

Subject to:

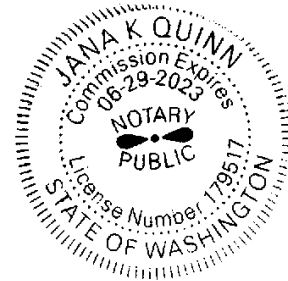
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 3, 2020

[Signature]
Ronald Sparkowich

[Signature]
Nancy Sparkowich



State of Washington
County of Skagit

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

Dated: September 09, 2020

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

State of Washington
County of Skagit

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

Dated: September 09, 2020

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

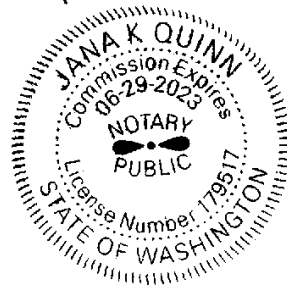


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Seattle
Purpose: Electric transmission and/or distribution line
Recording Date: August 30, 1949
Recording No.: 435257
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Recording Date: March 14, 1956
Recording No.: 532985
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Seattle
Purpose: Electric transmission and/or distribution line
Recording Date: January 29, 1970
Recording No.: 735419
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: April 21, 1981
Recording No.: 8104210005
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: March 28, 1995
Recording No.: 9503280130
6. 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

EXHIBIT "A"

Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on Skagit County Short Plat No. 93-74:

Recording No: 9404200040

7. Title Notification and the terms and conditions thereof:

Recording Date: October 28, 1996
Recording No.: 9610280078

8. 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."

9. City, county or local improvement district assessments, if any.