

WHEN RECORDED RETURN TO:

Name: Eduardo De La Torre and Therese De La Torre
Address: 2410 Francis Road
Mount Vernon, WA 98273

CHICAGO TITLE
020043288

Escrow Number: 778919RT
Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Ronald David John and Delia Arminda John, Trustees of The Ronald and Delia John Family Revocable Trust, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Eduardo De La Torre and Therese De La Torre, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot(s): 4, Skagit County Short Plat No. MV-1-79 *SW SW 9-34-4*

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Tax Parcel Number(s): P24377 / 340409-3-015-0301

Dated: September 5, 2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3929
Sep 29 2020
Amount Paid \$9162.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Signature and Notary follow on next page

This page is attached to and made a part of the Statutory Warranty Deed

Ronald David John and Delia Arminda John, Trustees of The Ronald and Delia John Family Revocable Trust

By: [Signature]
Ronald David John, Trustee

By: [Signature]
Delia Arminda John, Trustee

STATE OF Washington

COUNTY OF ~~King~~ Snohomish ss.

I certify that I know or have satisfactory evidence that Ronald David John and Delia Arminda John (is/are) the person(s) who appeared before me, and said persons (s) acknowledged that (he/she/they) signed this instrument and acknowledge it as the Trustees of ~~the~~ **The Ronald and Delia John Family Revocable Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 5, 2020

[Signature]
Name: _____

Notary Public in the State of
Residing in: EVERETT, Snohomish Co, WA
My Commission Expires: 7-1-2023

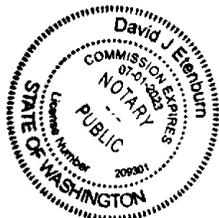


Exhibit A

Tract 4 of CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-79, approved January 15, 1979 and recorded January 23, 1979, under Auditor's File No. 895203, records of Skagit County, Washington, in Volume 3 of Short Plats, page 65, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southwest Quarter of Section 9, Township 34 North, Range 4 East of the Willamette Meridian.

EXCEPT that portion conveyed to the City of Mount Vernon for road purposes by Statutory Warranty Deed recorded September 6, 2000 under Auditor's File No. 200009060028, records of Skagit County, Washington.

Situated in Skagit County, Washington

Subject To:

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: An anchor and anchor guy
Recording Date: October 4, 1950
Recording No.: 451807

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-1-79:

Recording No.: 895203

Easement including the terms, covenants and provisions thereof

Recording Date: December 15, 1993
Recording No.: 9312150114

Consent to Change of Grade including the terms, covenants and provisions thereof

Recording Date: September 6, 2000
Recording No.: 200009060029

End of Exhibit A

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey.

Recording Date: September 21, 2006

Recording No.: 200609210114

Matters shown: Encroachment onto the easement to the West of concrete walls and concrete curbing by undisclosed amounts

Covenant and Agreement Regarding Accessory Dwelling Unit, including the terms, covenants and provisions thereof

Recording Date: February 3, 2017

Recording No.: 201702030051

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."