

**When recorded return to:**

Fernando Ismael Ruiz and Margarita Ruiz  
1303 Kendra Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4211

Oct 14 2020

Amount Paid \$6085.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044371

**CHICAGO TITLE**  
020044371

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nick Hibma, 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 Fernando Ismael Ruiz and Margarita Ruiz, husband and wife

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

Lot 17, PLAT OF COUNTRY AIRE PHASE 2, according to the plat thereof recorded in Volume 15  
of Plats, pages 119 and 120, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P104136/ 4615-000-017-0006

Subject to:

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


**STATUTORY WARRANTY DEED**  
(continued)

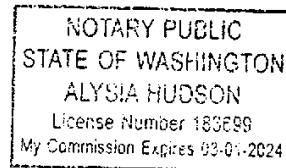
Dated: October 7, 2020

  
\_\_\_\_\_  
Nick HibmaState of WASHINGTON  
County of SKAGIT

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

Dated: 10.08.2020

  
\_\_\_\_\_  
Name: Alysia Hudson  
Notary Public in and for the State of WA  
Residing at: Bellingham  
My appointment expires: 03.01.2024



**EXHIBIT "A"**  
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 PLAT OF COUNTRY AIRE PH. 2:

Recording No: 9311100033

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

Granted to: Puget Sound and Baker River Railroad Company  
Purpose: Railroad right of way  
Recording Date: August 28, 1906  
Recording No.: 61920

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

Granted to: Puget Sound and Baker River Railroad Company  
Purpose: Railroad right of way  
Recording Date: July 3, 1907  
Recording No.: 63372

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: October 29, 1992  
Recording No.: 9210290099

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

Granted to: Dike District No. 12  
Purpose: Ingress and egress  
Recording Date: March 29, 1993  
Recording No.: 9303290048

6. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under recording number 9009060046, being an ordinance annexing the subject property into the City of Burlington.

**EXHIBIT "A"****Exceptions  
(continued)**

7. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 11, 1993  
Recording No.: 9306110140

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 1993  
Recording No.: 9309150090

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: November 19, 1993  
Recording No.: 9311190140

9. 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 "A"**

Exceptions  
(continued)

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Burlington.