

When recorded return to:  
Piero A. Rodriguez Garcia and Sofia G. Cotrina  
Peralta  
117 South 38th Place  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620044347

Affidavit No. 2020-4324

Oct 20 2020

Amount Paid \$8539.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**CHICAGO TITLE**  
**020044347**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Linda L. Geiser, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Piero A. Rodriguez Garcia and Sofia G. Cotrina Peralta, a  
married couple

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

Lot 2, PLAT OF EDGEMOOR ESTATES, according to the plat thereof recorded in Volume 16 of  
Plats, pages 62 through 64, 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): P107388/ 4658-000-002-0001

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 12, 2020

Linda L. Geiser  
Linda L. Geiser

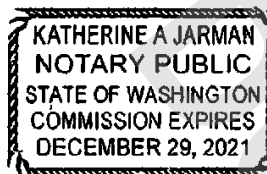
State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that

Linda L. Geiser  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 10-13-2020

Katherine Jarman  
Name: Katherine Jarman  
Notary Public in and for the State of WA  
Residing at: Skagit  
My appointment expires: 12-29-2021



**EXHIBIT "A"**  
Exceptions

1. 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: September 20, 1993  
Recording No.: 9309200095
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  
Purpose: Electric transmission and/or distribution line  
Recording Date: August 26, 1994  
Recording No.: 9408260093
3. 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: February 22, 1996  
Recording No.: 9602220056
4. Liens and charges as set forth in the above mentioned declaration,  
  
Payable to: Seapointe Homes G.P.
5. 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 Edgemoor Estates:  
  
Recording No: 9507240083
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**

Exceptions  
(continued)

8. Assessments, if any, levied by the City of Mount Vernon.

Form 22P  
 Skagit Right-to-Manage Disclosure  
 Rev. 10/14  
 Page 1 of 1

**SKAGIT COUNTY  
 RIGHT-TO-MANAGE  
 NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
 Northwest Multiple Listing Service  
 ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 03, 2020  
 between Piero A Rodriguez Garcia Sofia G Cotrina Peralta ("Buyer")  
Buyer Buyer  
 and Linda Geiser ("Seller")  
Seller Seller  
 concerning 117 S 38th Place Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication  
Piero A Rodriguez Garcia 09/03/2020  
Seller 11:22:22 PM PDT Date

Authentication  
Sofia G Cotrina Peralta 09/03/2020  
Seller 11:30:04 PM PDT Date

Authentication  
Linda L Geiser 09/04/2020  
Seller 2:19:28 PM PDT Date

Seller Date