

When recorded return to:

Gleofel Sanguillosa and Adeline Sanguillosa
945 N Oak Harbor St Apt A201
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4397

Oct 22 2020

Amount Paid \$6213.00
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 CO.
620044255

Escrow No.: 620044255

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allison Jean Huffman and Isaac Ross Huffman, Wife and Husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Gleofel Sanguillosa and Adeline Sanguillosa, a married couple

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

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

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

POR TRCT 2, BUCHANAN ACREAGE PLAT 1

Tax Parcel Number(s): P62240 / 3866-000-002-0203

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 21, 2020



Allison Huffman



Isaac Huffman

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Allison Jean Huffman and Isaac Ross Huffman are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

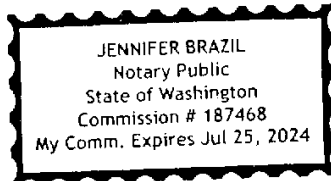
Dated: 10-22-2020Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62240 / 3866-000-002-0203

THOSE PORTIONS OF TRACT 2, BUCHANAN ACREAGE PLAT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

1. BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID TRACT, 200 FEET SOUTHEASTERLY OF THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF SAID TRACT;

THENCE EASTERLY ON THE SOUTH LINE OF SAID TRACT, 80 FEET;

THENCE NORTHWESTERLY, PARALLEL WITH THE WESTERLY LINE OF SAID TRACT TO A POINT 200 FEET SOUTH OF (MEASURED AS RIGHT ANGLES) THE NORTHERLY LINE OF SAID TRACT;

THENCE WESTERLY 80 FEET TO THE POINT OF BEGINNING.
2. BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID TRACT, 100 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, 100 FEET;

THENCE EASTERLY, PARALLEL WITH THE NORTHERLY LINE, 80 FEET;

THENCE NORTHWESTERLY, PARALLEL WITH THE WESTERLY LINE OF SAID TRACT, 100 FEET;

THENCE WESTERLY TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Buchanan Acreage Plat 1, recorded in Volume 4 of Plats, Page 6:

Recording No: 91269

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.