



**202011230088**

11/23/2020 10:57 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

**When recorded return to:**  
Jose Pacheco  
15203 Sunset Road  
Bow, WA 98232

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500111465

**CHICAGO TITLE**  
50011465

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ardtrasna LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jose Pacheco, an unmarried man and Alex Pacheco, an  
unmarried man as joint tenants with right of survivorship

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: PTN SW SW 3-35-3

Tax Parcel Number(s): P33770 / 350303-3-004-0003

Subject to:

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

2020-4999  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 23 2020

Amount Paid \$9,785.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: November 9, 2020

Ardtrasna LLC, a Washington limited liability company

By: G&D Wallace, Inc., A Washington Corporation  
Its Manager

BY: [Signature]  
Jack Wallace  
Authorized Signor

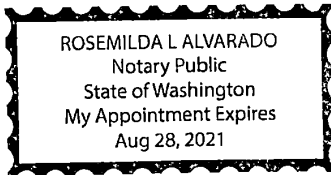
State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that Jack Wallace

is/~~are~~ the person(s) who appeared before me, and said person acknowledged that (he/~~she/they~~) signed this instrument, on oath stated that (he/~~she/they~~) was authorized to execute the instrument and acknowledged it as the Authorized Signor of Ardtrasna LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/19/2020

[Signature]  
Name: Rosemilda Alvarado  
Notary Public in and for the State of WA  
Residing at: Skagit  
My appointment expires: 08/28/2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P33770 / 350303-3-004-0003**

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THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE SOUTH 88° 34' 13" EAST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 155.19 FEET;

THENCE NORTH 1° 39' 29" EAST , A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF THAT COUNTY ROAD KNOWN AS SUNSET ROAD AND THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE CONTINUING NORTH 1° 39' 29" EAST ALONG A LINE PARALLEL TO AND APPROXIMATELY 0.5 FEET WESTERLY OF AN EXISTING FENCE LINE, A DISTANCE OF 162.65 FEET TO THE ANGLE POINT OF SAID FENCE LINE;

THENCE NORTH 34° 37' 41" EAST ALONG A LINE PARALLEL TO AND APPROXIMATELY 0.5 FEET NORTHWESTERLY OF SAID FENCE LINE, A DISTANCE OF 176.26 FEET, TO A POINT APPROXIMATELY 5 FEET NORTHERLY OF THE MOST NORTHERLY FENCE CORNER;

THENCE SOUTH 81° 45' 35" EAST ALONG A LINE PARALLEL TO AND APPROXIMATELY 5.0 FEET NORTHERLY OF SAID FENCE LINE, AND THE EASTERLY PROJECTION THEREOF, A DISTANCE OF 150.53 FEET TO A POINT ON THE APPROXIMATE EDGE OF PLOW LINE;

THENCE SOUTHERLY ALONG THE EXISTING EDGE OF LAWN AND PLOW LINE ON THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 36° 58' 34" EAST, A DISTANCE OF 177.27 FEET;

SOUTH 1° 17' 20" WEST, A DISTANCE OF 153.37 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF SAID SUNSET ROAD;

THENCE NORTH 88° 34' 13" WEST, DEPARTING FROM SAID PLOW LINE, ALONG THE NORTH RIGHT OF WAY LINE OF SAID SUNSET ROAD, A DISTANCE OF 357.13 FEET, MORE OR LESS, 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 Boundary Line Adjustment:

Recording No: 200105170150

2. Right of Way for road known as Sunset Road, constructive notice of which is contained in various instruments of record.

Affects: Southerly portion of said premises.

3. 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 Survey:

Recording No: 200203120086

4. Title Notification - Special Flood Hazard Area

Recording Date: May 22, 2003  
Recording No.: 200305220067

5. Title Notification

Recording Date: May 22, 2003  
Recording No.: 200305220068

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 the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment:

Recording No: 202010160097

**EXHIBIT "B"**Exceptions  
(continued)

7. 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."

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