

When recorded return to:

Ulises Morales Ayala and Jazmin M. Pedroza Celis
12179 Hilynn Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044877

CHICAGO TITLE
620044877

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin Jessop and Natalie N. Jessop, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Ulises Morales Ayala and Jazmin M. Pedroza Celis, husband and wife

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

Lot 45, "VEDERE TERRACE, SKAGIT COUNTY, WASH," according to the plat thereof, recorded in Volume 7 of Plats, Page 84, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P70186 4035-000-045-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5011

Nov 23 2020

Amount Paid \$7733.00

Skagit County Treasurer

By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 12, 2020

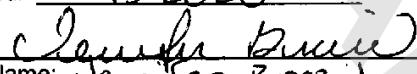


Benjamin Jessop


Natalie N. Jessop

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Benjamin Jessop and Natalie N. Jessop 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: 11-13-2020


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

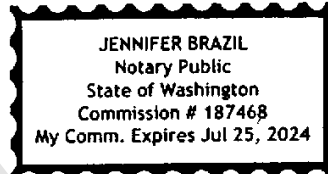


EXHIBIT "A"
Exceptions

1. 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: May 13, 1958
Recording No.: 565190

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 26, 2017
Recording No.: 201710260005

2. 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 VEDERE TERRACE:

Recording No: 565138

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

Recording Date: November 8, 1994
Recording No.: 9411080106

Matters shown: Possible encroachment of a fence onto the property to the South by varying amounts and possible encroachment of trees along the Westerly line of said premises

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Burlington Sewer District.
6. City, county or local improvement district assessments, if any.

John L. Scott
REAL ESTATE

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

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/10/2020
between Ulises Morales Ayala ("Buyer")
Buyer Benjamin Jessop ("Seller")
Seller Natalie N Jessop ("Seller")
Seller
concerning 12179 Hilynn Dr Burlington WA 98233 (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.

Authenticator
Ulises Morales Ayala 10/10/2020 Date
10/10/2020 11:08:38 AM PDT

Buyer Date

[Signature] 10/10/2020 Date
Seller
Natalie Jessop 10.1.2020 Date
Seller