

**When recorded return to:**

Eric M. Esparza, an unmarried person  
PO Box 3195  
Bellevue, WA 98009

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

770 NE Midway Blvd., PO Box 1050  
Oak Harbor, WA 98277

**CHICAGO TITLE CO.**

620045861

Escrow No.: 245435971

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Alan D. Parker and Lamora L. Parker, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys, and warrants to Eric M. Esparza, an unmarried person

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

LOT 18, SHANGRI-LA ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF RECORDED  
IN VOLUME 9 OF PLATS, PAGES 52 AND 53, 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): P69009, 3996-000-018-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5469

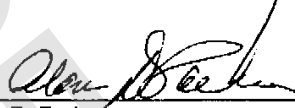

Dec 22 2020

Amount Paid \$997.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**

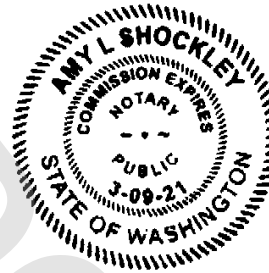
(continued)

Dated: December 18, 2020

  
Alan D. Parker  
Lamora L. ParkerState of WASHINGTON  
County of ISLAND

I certify that I know or have satisfactory evidence that Alan D. Parker and Lamora L. Parker 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: December 18, 2020

  
Amy L. ShockleyNotary Public in and for the State of Washington  
Residing at: Oak Harbor, WA  
My appointment expires: March 9, 2021

## 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 Shangri-La on the Skagit, recorded in Volume 9 of Plats, Pages 52 and 53; Recording No: 715628
  
2. Terms and provisions contained in letter;  
 Recorded: July 27, 1977  
 Auditor's No.: 861483, records of Skagit County, Washington  
 Regarding: Building permits in said plat
  
3. Covenants, conditions and restrictions 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: July 18, 1968  
 Recording No.: 716023  
  
 Modification(s) of said covenants, conditions and restrictions  
 Recording Date: August 30, 1968  
 Recording No.: 717620
  
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:  
  
 Imposed by: Shangri-La Community Club, Inc.  
 Recording Date: July 18, 1968  
 Recording No.: 716023
  
5. Resolution and the Terms and Conditions thereof by;  
 Recording Date: January 12, 1999  
 Recording No.: 9901120001  
 Resolution No.: 5369  
 Providing: Sub-Flood Control Zone

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

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
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."