

When recorded return to:

Ruben Covarrubias
17488 Sam Bell Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5501

Dec 23 2020

Amount Paid \$7845.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045619

CT 620045619
CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Agustine Juarez, Jr and Michelle Juarez, 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 Ruben Covarrubias, a married man, as his separate estate

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.)

Ptn. NE NW, 24-35-3E, W.M.

Tax Parcel Number(s): P34746 / 350324-0-018-0008

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 18, 2020

Agustine Juarez, Jr.
Agustine Juarez, Jr.

Michelle Juarez
Michelle Juarez

State of WASHINGTON
county of SKAGIT

I certify that I know or have satisfactory evidence that Agustine Juarez Jr and Michelle Juarez
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: 12 22 2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Grainy
My appointment expires: 03 01 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34746 / 350324-0-018-0008

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence North $89^{\circ}55'00''$ West along the North line of said subdivision, 178.66 feet;
thence South $0^{\circ}18'27''$ East 230.91 feet;
thence South $89^{\circ}55'00''$ East parallel with said North line 191.06 feet to an intersection with the East line of said subdivision;
thence North $3^{\circ}22'50''$ West along said East line 231.32 feet to the point of beginning,

EXCEPT road.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey.
Recording Date: July 26, 1974
Recording No.: 804147
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: underground Electric transmission and/or distribution line
Recording Date: July 16, 1987
Recording No.: 8707160069
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.

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 November 19, 2020

between Ruben Covarrubias ("Buyer")

and Agustine Juarez JR Michelle Juarez ("Seller")

concerning 17488 Sam Bell Road Bow WA 98232 (the "Property")

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.

Ruben C 11/19/2020
Buyer Date

[Signature] 11-20-20
Seller Date

Buyer Date

[Signature] 11-22-20
Seller Date