

When recorded return to:

Kathryn Stecher and Gerard Stecher, a married
couple and Leah M. Stecher, a single person
321 South 27th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5530

Dec 24 2020

Amount Paid \$5685.00

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.: 620045022

CHICAGO TITLE
620045022

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janet Garcia, Personal Representative of the Estate of Silvia Aviles, deceased
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kathryn Stecher and Gerard Stecher, a married couple and
Leah M. Stecher, a single person

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.)

LT 11, PARTINGTON PLACE DIV 1

Tax Parcel Number(s): P100346/ 4560-000-011-0000

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: December 7, 2020

Estate of Silvia Aviles

BY: Janet Garcia Personal Representative
Janet Garcia
Personal Representative

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Janet Garcia

(s)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 Personal Representative of Estate of Silvia Aviles, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 13 2020

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Bellevue
My appointment expires: 06/29/2023

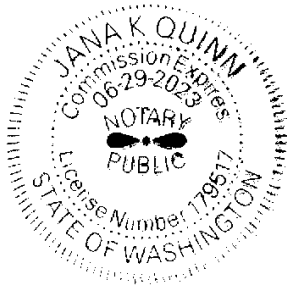


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100346/ 4560-000-011-0000

Lot 11, Partington Place Division No. 1, according to the plat thereof, recorded in Volume 14 of plats, pages 186 through 190, records of Skagit County, Washington.

Situate in 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 Partington Place Division 1:

Recording No: 9108070007

2. 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: September 13, 1991

Recording No.: 9109130093

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 12, 1991

Recording No.: 9112120049

3. 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."

EXHIBIT "B"

Exceptions
(continued)

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