

202101290152

01/29/2021 03:45 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

When recorded return to:

Claudia Vizcaya and Ricardo Junior Vizcaya
908 McGarigle Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-429

Jan 29 2021

Amount Paid \$6005.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial Street, P.O. Box 638
Mount Vernon, WA 98273

CHICAGO TITLE COMPANY

620045959

Escrow No.: 245436712

STATUTORY WARRANTY DEED

THE GRANTOR(S) Linda Vey Honeycutt, as her separate estate

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 Claudia A. Vizcaya and Ricardo J. Vizcaya, a married couple

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

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

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

Lt 3, Cascade Vista Park

Tax Parcel Number(s): P76363, 4155-000-003-0002

STATUTORY WARRANTY DEED
(continued)

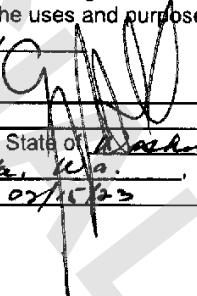
Dated: January 22, 2021


Linda Vey Honeycutt

State of WASHINGTON
County of ~~SKAGIT~~ *Grant*

I certify that I know or have satisfactory evidence that Linda Vey Honeycutt is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/27/2021


Name: Greg Hill
Notary Public in and for the State of Washington
Residing at: Moore Lake, Wa.
My appointment expires: 02/15/23

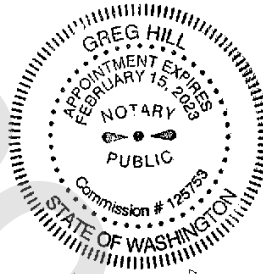


EXHIBIT "A"

Order No.: 245436712

Subject to:

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 12, 1925

Recording No.: 188881

Affects: As located and constructed

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CASCADE VISTA PARK:

Recording No: 747447

3. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005
Recording No.: 9502230028 and 200504040073

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "B"
Legal Description

LOT 3, CASCADE VISTA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9
OF PLATS, PAGE 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.