

When recorded return to:
Pedro Cisneros Cisneros and Anadelia Cisneros
1526 Traci Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-486
Feb 03 2021
Amount Paid \$9340.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046065

CHICAGO TITLE
620046065

STATUTORY WARRANTY DEED

THE GRANTOR(S) William L. Hendershot, Sole Trustee for the William L. and Julia M. Hendershot 1990 Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Pedro Cisneros Cisneros and Anadelia Cisneros, a married couple

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

Lot 29, "Plat of Blackburn Ridge," according to the plat thereof, recorded in Volume 16 of Plats, Pages 206 through 208, inclusive, records of Skagit County, Washington.

Situate in Skagit County, State of Washington.

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

Tax Parcel Number(s): P113178 / 4708-000-029-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/27/2021

William L. Hendershot, Sole Trustee for the William L. and Julia M. Hendershot 1990 Trust

BY: William L. Hendershot
William L. Hendershot
Sole Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that William L. Hendershot is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Sole Trustee of William L. Hendershot, Sole Trustee for the William L. and Julia M. Hendershot 1990 Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 27, 2021

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

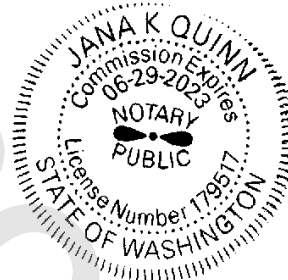


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 20, 1975
Auditor's No(s): 826431, records of Skagit County, Washington
Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 15, 1977
Auditor's No.: 868658, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat

3. Agreement, including the terms and conditions thereof; entered into;
By: Mount Vernon City Engineer
And Between: Keith and Regina Ash
Recorded: June 1, 1981
Auditor's No.: 8106010035, records of Skagit County, Washington

4. Standard Participation Contract, including the terms and conditions thereof;
Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No.: 8109230024, records of Skagit County, Washington
Providing: Right to connect subject property to city sewer

5. Terms and conditions of that City of Mount Vernon Ordinance;
Recorded: September 30, 1993
Auditor's No.: 9309300144, records of Skagit County, Washington
Ordinance No.: 2557

6. 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 PLAT OF BLACKBURN RIDGE:

EXHIBIT "A"

Exceptions
(continued)

Recording No: 9801300134

7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 29, 1998

Auditor's No.: 9801290061, records of Skagit County, Washington

Executed By: Dean Holt and Gunnar Pedersen

Amended by instrument(s):

Recorded: October 11, 2000

Auditor's No(s): 200010110006, records of Skagit County, Washington

8. 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."

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