

When recorded return to:
Genaro Lopez
1700 N 40th PL, Apt 14
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

425 Commercial St
Mount Vernon, WA 98273

Affidavit No. 2021-927

Mar 05 2021

Amount Paid \$773.00

Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
020044595

Escrow No.: 620044595

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rocky Lohoff and Melody Lohoff, 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 Genaro Lopez, a married person as his separate property

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 G.L. 1, 31-33-4E, W.M.

Tax Parcel Number(s): P17530 / 330431-2-003-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 2, 2021

[Signature]
Rocky Lohoff

[Signature]
Melody Lohoff

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Melody Lohoff is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 3, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

[Signature]
Name: Laurea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Rocky Lohoff is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 3, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

[Signature]
Name: Laurea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P17530 / 330431-2-003-0007

That portion of Government Lot 1 of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the Pacific Highway where the same intersects the North line of the County road running along the South side of said Government Lot 1;
thence Northeasterly along the East line of said Highway, 200 feet;
thence East parallel with the South line of said Government Lot 1, 200 feet;
thence Southwesterly parallel to the Easterly line of said Highway 200 feet to the North line of the County road;
thence West along the North line of said County road 200 feet to the point of beginning,

EXCEPT a tract conveyed to Drainage District No. 17 of Skagit County, Washington by Deed dated November 14, 1936 and recorded November 18, 1936, under Auditor's File No. 284455, in Volume 170 of Deeds, page 518, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Reservations contained in Deed, including the terms, covenants and provisions thereof
Recording Date: November 17, 1902
Recording No.: Volume 48 of Deeds, page 197
2. Easement, including the terms, covenants and provisions thereof
Recording Date: October 11, 1932
Recording No.: Volume 161 of Deeds, page 519
3. Lot of Record Certification, including the terms, covenants and provisions thereof
Recording Date: September 22, 2006
Recording No.: 200609220162
4. Title Notification - Special Flood Hazard Area, including the terms, covenants and provisions thereof
Recording Date: April 18, 2007
Recording No.: 200704180012
5. Title Notification, including the terms, covenants and provisions thereof
Recording Date: April 18, 2007
Recording No.: 200704180013
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: February 2, 2009
Recording No.: 200902020127
Matters shown: Fence
7. Certificate of Non-Compliance, including the terms, covenants and provisions thereof
Recording Date: August 13, 2010
Recording No.: 201008130050
8. 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 February 10, 2021

between	<u>Genaro</u> <small>Buyer</small>	<u>Lopez</u> <small>Buyer</small>	("Buyer")
and	<u>Rocky Lohoff</u> <small>Seller</small>	<u>Melody Lohoff</u> <small>Seller</small>	("Seller")
concerning	<u>18429 Milltown Rd</u> <small>Address</small>	<u>Mount Vernon</u> <small>City</small>	<u>WA 98274</u> <small>State Zip</small> (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:

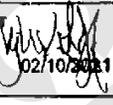
This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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.

 2-10-21
 Buyer Date

Buyer Date

Authenticate:  02/10/2021 3/3/2021
 Seller Date
 Authenticate:  02/10/2021 3-3-21
 Seller Date