

When recorded return to:  
Emmanuel Bravo Gonzalez  
303 Brittany St  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1631  
Apr 16 2021  
Amount Paid \$2805.00  
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.: 620047158

CHICAGO TITLE  
020047158

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Robert S. Peterson, an unmarried person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Emmanuel Bravo Gonzalez, 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. SE 1/4, SEC. 16-34-4E

Tax Parcel Number(s): P25263 / 340416-4-003-0007

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: April 13, 2021

*Robert Scott Peterson by Theresa M. Fuestenau  
as his attorney in fact*

Robert S Peterson,  
by Theresa M Fuestenau as his attorney in fact

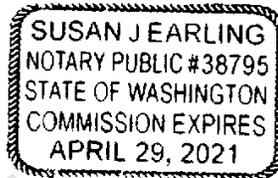
State of WASHINGTON

COUNTY of SNOHOMISH

I certify that I know or have satisfactory evidence that Theresa M Fuestenau is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Robert S. Peterson and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: APRIL 15, 2021

*Susan J Earling*  
Name: SUSAN J EARLING  
Notary Public in and for the State of WA  
Residing at: EDMONDS  
My appointment expires: 4-29-2021



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P25263 / 340416-4-003-0007**

The North Half of the East Half of the East Half of the Northeast Quarter of the Southeast Quarter of Section 16, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the East 165 feet thereof;

AND EXCEPT roads;

AND EXCEPT that portion conveyed to the City of Mt. Vernon under Auditor's File No. 200110150156, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument  
Recording Date: June 17, 1976  
Recording No.: 837062  
In favor of: City of Mount Vernon  
For: Right-of-way and associated drainage facilities easement  
Affects: The North 15 feet of said premises
2. Easement, including the terms and conditions thereof, granted by instrument  
Recording Date: December 9, 1976  
Recording No.: 847238  
In favor of: City of Mount Vernon  
For: Right-of-way and associated drainage facilities  
Affects: The North 25 feet of said premises
3. Reservations and recitals contained in the Deed as set forth below:  
Recording Date: April 4, 1911  
Recording No.: 84209
4. 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 survey:  
  
Recording No: 202009020124
5. 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.

**EXHIBIT "B"**Exceptions  
(continued)

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."

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.