

When recorded return to:
Marc Evans and Angela Evans
24667 Twin Holly Court
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1728

Apr 22 2021

Amount Paid \$7141.00

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.: 620047021

CHICAGO TITLE

620047021

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy P. Olivarez and Lindsey M. Olivarez, 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 Marc Evans and Angela Evans, a married couple

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.)

Lot(s): 3 and Ptn. 4, Short Plat No 93-037 in NE, 19-35-5E, W.M.

Tax Parcel Number(s): P104466 / 350519-0-154-0300

Subject to:

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

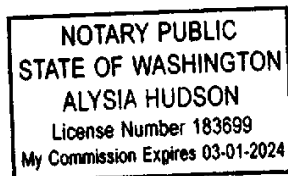
STATUTORY WARRANTY DEED
(continued)

Dated: April 15, 2021

Timothy P. Olivarez
Timothy P. Olivarez
Lindsey M. Olivarez
Lindsey M. Olivarez

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Timothy P. Olivarez and Lindsey M. Olivarez
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 20 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of wa
Residing at: Arington
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104466 / 350519-0-154-0300

PARCEL A:

Lot 3, SKAGIT COUNTY SHORT PLAT NO. 93-037, approved November 12, 1975, and recorded November 17, 1993, in Volume 11 of Short Plats, pages 19 and 20, under Auditor's File No. 9311170073, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian;

Situated in Skagit County, Washington.

PARCEL B:

That portion of Lot 4, SKAGIT COUNTY SHORT PLAT NO. 93-037, approved November 12, 1975, and recorded November 17, 1993, in Volume 11 of Short Plats, pages 19 and 20, under Auditor's File No. 9311170073, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian, and lying Easterly of the following described line as follows:

Beginning at the Northeast corner of said Lot 4;
Thence South 88°10'57" West along the North line of said Lot 4, a distance of 38 feet to the true point of beginning of said line;
Thence Southeasterly in a straight line to a point on the Northerly boundary of Twin Holly Court, which point is Westerly 5 feet from the most Easterly corner of said Lot 4 and the end of said line.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
 Recorded: August 7, 1962
 Auditor's No.: 624779, 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

2. Easement, including the terms and conditions thereof, granted by instrument;
 Dated: July 19, 1995
 Recorded: July 19, 1995
 Auditor's No.: 9507190072, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County, Washington
 For: All things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the following described lands
 Affects: The Southerly 20 feet of Lot 4, together with Tract E (also known as Twin Holly Court)

3. 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 SKAGIT COUNTY SHORT PLAT NO. 93-037:

 Recording No: 9311170073

4. Joint Utility and Road Maintenance Agreement including the terms, covenants and provisions thereof

 Recording Date: January 18, 1994
 Recording No.: 9401180076

5. Agreement, including the terms and conditions thereof; entered into;
 By: George R. Lockman
 And Between: Public Utility District No. 1 of Skagit County
 Recorded: June 19, 1995
 Auditor's No.: 9506190049, records of Skagit County, Washington
 Providing: Water service agreement

6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap,

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

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 18, 1994

Auditor's No.: 9401180075, records of Skagit County, Washington

Executed By: West Cascade Enterprises, Inc.

AMENDED by instrument:

Recorded: June 20, 1997

Auditor's No.: 9706200021, records of Skagit County, Washington

7. Boundary Line Adjustment Deed including the terms, covenants and provisions thereof

Recording Date: June 2, 1999

Recording No.: 9906020010

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. City, county or local improvement district assessments, if any.