

**When recorded return to:**  
Sandra Hernandez  
10636 Vista View Drive  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1898  
Apr 30 2021  
Amount Paid \$6245.00  
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

**CHICAGO TITLE**  
620047256

Escrow No.: 620047256

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry A. Gifford, also appearing of record as Terry L. Gifford, an unmarried person as her 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 Sandra Hernandez, a married person, as her 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.)

LT 17, BLK 2, LAMM'S PANORAMA VIEW LOTS

Tax Parcel Number(s): P67786 / 3965-002-017-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 27, 2021

Terry L. Gifford  
Terry L. Gifford

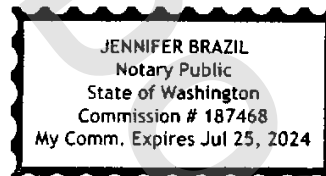
State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Terry L. Gifford  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: April 29, 2021

Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P67786 / 3965-002-017-0004**

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LOT 17, BLOCK 2, LAMM'S PANORAMA VIEW LOTS, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 7 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Panorama View Lots:  
  
Recording No: 518609
2. Reservations and recitals contained in the Deed as set forth below:  
  
Recording Date: March 22, 1902  
Recording No.: Volume 44, page 412  
  
No determination has been made as to the current ownership or other matters affecting said reservations.
3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: June 14, 1955  
Recording No.: 519356  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: May 11, 1956  
Recording No.: 535987
4. 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

**EXHIBIT "B"**

Exceptions  
(continued)

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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.