

When recorded return to:
Nostriano Solano Hernandez and Virgen Rivera
Hernandez
8950 Garden Terrace Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2096

May 11 2021

Amount Paid \$5829.00

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.: 620047287

CHICAGO TITLE

620047287

STATUTORY WARRANTY DEED

THE GRANTOR(S) Isaac S. Armstrong and Lauren E. Pyatt, 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 Nostriano Solano Hernandez and Virgen Rivera Hernandez, a
married couple

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

LOT 7, "PLAT OF GARDEN TERRACE," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,
PAGE(S) 153 AND 154, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P105665 / 4623-000-007-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 5, 2021

Isaac S. Armstrong
Isaac S. ArmstrongLauren E. Pyatt
Lauren E. PyattState of TexasCounty of Potter

I certify that I know or have satisfactory evidence that

Isaac S. Armstrong & Lauren E. Pyatt
are 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: 5/5/2021BTName: Brent R. TurnerNotary Public in and for the State of TexasResiding at: 1103 SW 8th Ave Amarillo TXMy appointment expires: 06/03/2024 79108

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 20, 1993
Auditor's No.: 9309200097, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: 15 feet on all sides
2. 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 GARDEN TERRACE:**

Recording No: 9402070114
3. Covenants, conditions and restrictions 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: April 19, 1988
Recording No.: 8804190011
4. 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 **SHORT PLAT NO. 4-88:**

Recording No: 8802120010
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s): 761397, records of Skagit County, Washington
In favor of: Eldon L. Demeyer and Theresa E. Demeyer, husband and wife
For: Right to lay, maintain, operate, relay and remove pipe or pipes, line or lines
6. Agreement, including the terms and conditions thereof; entered into;

EXHIBIT "A"**Exceptions
(continued)**

Recorded: November 4, 1987
 Auditor's No.: 8711040006, records of Skagit County, Washington
 Providing: On-site Sewage System

7. 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: January 8, 2004
 Recording No.: 200401080037

8. Liability to future assessments, if any, levied by Road Maintenance Agreement recorded under Auditor's File No. 200401080037, records of Skagit County, Washington.

9. Skagit County Right-to-Manage Natural Resource Lands Disclosure

Recording Date: January 16, 2015
 Recording No.: 201501160078

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

EXHIBIT "A"
Exceptions
(continued)

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