

When recorded return to:

Paulo Guevarra and Florence Cruz-Guevarra
209 North 23rd Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2275

May 21 2021

Amount Paid \$7205.00
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.: 620047527

CHICAGO TITLE
620047527

STATUTORY WARRANTY DEED

THE GRANTOR(S) Henry B. Lee, an unmarried person and Lynn Siv Lee, an unmarried person and Fay Siv Lee, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Paulo Guevarra and Florence Cruz-Guevarra, a married couple

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

THE SOUTH 6.50 FEET OF LOT 7 AND ALL OF LOT 8, "PLAT OF LOGAN CREEK, P.U.D.", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 56 AND 57, 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): P81385 / 4397-000-008-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 18, 2021

X [Signature]
Henry B. Lee

X [Signature]
Lynn Siv Lee

X [Signature]
Fay Siv Lee

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Henry B. Lee & Lynn Siv Lee & Fay Siv Lee 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: 5/20/21

[Signature]
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2023

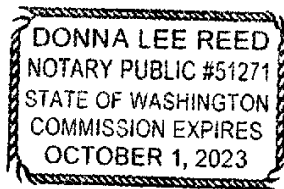


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 15, 1974
 Auditor's No(s): 808876, records of Skagit County, Washington
 In favor of: City of Mount Vernon
 For: Sewer line
 Affects: Said premises, the exact location and extent of said easement is undisclosed of record

2. 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 PLAT OF LOGAN CREEK PUD:

 Recording No: 7905020014

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: October 24, 1980
 Recording No.: 8010240039

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: May 17, 1984
 Recording No.: 8405170054

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: March 11, 1986
 Recording No.: 8603110028

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: October 24, 1980
 Auditor's No(s): 8010240039, records of Skagit County, Washington
 Imposed By: Nathaniel R. Purcell, Etal

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"
Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Mount Vernon.
 7. 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 April 21, 2021
between Paulo Guevarra Buyer and Florence Cruz-Guevarra Buyer ("Buyer")
and Henry & Fay Siv Lee Seller and Lynn Siv Lee Seller ("Seller")
concerning 209 N 23rd St Address Mount Vernon City WA 98273 State Zip (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.

Authenti...
[Signature]
04/21/2021
Date

Authenti...
Henry Lee
04/22/2021
Date

Authenti...
[Signature]
04/21/2021
Date

Authenti...
Fay Siv Lee
04/23/2021
Date

Authenti...
Lynn Siv Lee
04/23/2021
Date