

When recorded return to:
Joseph R. Esposito and Abigail Bloom Esposito
15957 Kamb Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047737

CHICAGO TITLE
620047737

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jaime A. Lajarin Caseres and Heidi Lajarin, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joseph Radhanath Esposito and Abigail Bloom Esposito, 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.)

Ptn. SE SE, 23-34-3E, W.M.

Tax Parcel Number(s): P22355 / 340323-0-024-0002, P22359 / 340323-0-028-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2888

Jun 25 2021

Amount Paid \$10853.00

Skagit County Treasurer

By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 14, 2021

Jaime A. Lajarin
Jaime A. Lajarin
Heidi Lajarin
Heidi Lajarin

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Jaime A. Lajarin and Heidi Lajarin
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: June 22, 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): P22355 / 340323-0-024-0002 and P22359 / 340323-0-028-0008

PARCEL A:

That portion of the Southeast Quarter of the Southeast Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the Kamb Road, along the West line of said subdivision 176.5 feet North of the South line of said subdivision;
Thence North 165 feet;
Thence East 264 feet;
Thence South 165 feet;
Thence West 264 feet to the point of beginning;

EXCEPT road and ditch rights of way.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Southeast Quarter of the Southeast Quarter of Section 23, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the Kamb Road running along the West line of said subdivision that is 341.5 feet North of the South line thereof;
Thence East 114 feet;
Thence North 29.5 feet;
Thence West 114 feet;
Thence South 29.5 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

Beginning at a point on the East line of the Kamb Road along the West line of said subdivision that is 341.50 feet North of the South line of said subdivision;
Thence East 264.00 feet to the true point of beginning;
Thence East 40.50 feet;
Thence South 285.00 feet;
Thence West 304.50 feet to the East line of Kamb Road;
Thence North 120.00 feet;
Thence East 264.00 feet;
Thence North 165.00 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Rights of Drainage District No. 15 adjoining the rights-of-way for ditches belonging to said district.
2. Future assessments levied by Diking District No. 1 and Drainage District No. 15 and rights of Drainage District No. 15 to throw excavated material on lands adjoining the rights of way for ditches belonging to said district and subject to service installation or construction charges for sewer, water or electricity.
3. 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."

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