

**When recorded return to:**  
Daniel Diaz and Stephanie Sue Diaz  
PO Box 2587  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3432  
Jul 27 2021  
Amount Paid \$8717.00  
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.: 620048263

**CHICAGO TITLE**  
020048263

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Karla J. Gulke and Larry J. Gulke, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Daniel Diaz and Stephanie Sue Diaz, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 22, "PLAT OF HILLTOP HAVEN NO. 2" ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 14 OF PLATS, PAGE(S) 2 AND 3, 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): P83146 / 4472-000-022-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 15, 2021

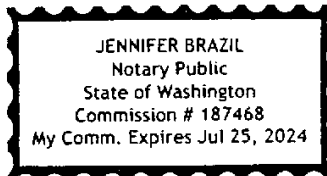
Karla J. Gulke  
Karla J. Gulke

Larry J. Gulke  
Larry J. Gulke

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Karla J. Gulke and Larry J. Gulke  
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: July 16, 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"

### Exceptions

1. 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 HILLTOP HAVEN NO. 2:

Recording No: 8501310022

2. 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: July 20, 1987

Recording No.: 8707200074

Said instrument is a re-recording of instrument (s);

Recorded: July 21, 1986

Auditor's File No(s): 8607210126, records of Skagit County, Washington

3. Agreement, including the terms and conditions thereof; entered into;  
 By: City of Mount Vernon  
 And Between: Don Derkland  
 Recorded: September 17, 1987  
 Auditor's No.: 8709170028, records of Skagit County, Washington  
 Providing: Standard Participation Contract

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

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

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."

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