

When recorded return to:

Emily Lorrene Ortiz-Marin and Erick Ortiz-Marin
23550 Garden Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3635

Aug 06 2021

Amount Paid \$5509.00
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.: 620048025

CHICAGO TITLE
620048025

STATUTORY WARRANTY DEED

THE GRANTOR(S) Norberto Diaz and Claudia Y. Diaz, 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 Erick Ortiz-Marin and Emily Lorrene Ortiz-Marin, Husband and
Wife

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

LOT 6, "PLAT OF MERIMBULA", AS RECORDED OCTOBER 30, 2001 UNDER SKAGIT
COUNTY AUDITOR'S FILE NO. 200110300048.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P118547 / 4784-000-006-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 30, 2021

Norberto Diaz
Norberto Diaz

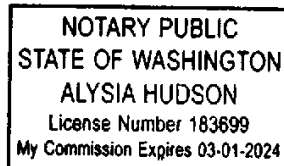
Claudia Y. Diaz
Claudia Y. Diaz

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Norberto Diaz and Claudia Y. Diaz
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: August 2 2021



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

EXHIBIT "A"

Exceptions

1. Developer Extension Agreement and the terms and conditions thereof:

Executed by: Edward P. Wardell and Skagit County Sewer District No. 2
 Recording Date: September 28, 2000
 Recording No.: 200009280051

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purpose of transmission, distribution and sale of electricity
 Recording Date: July 11, 2001
 Recording No.: 200107110188
 Affects:

Easement No. 1: All streets and road rights-of way, access and utility easements as now or hereafter designed, platted, end/or constructed within the above described property. (When said streets and road are dedicated to the public. the clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-away.

Easement No. 3: All areas located within a 10(ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or drive surfaces shall be located within a 5(five) foot perimeter of all of Grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Edward P. Wardell and Gail Ann Lewis-Wardell
 Purpose: Non-exclusive easement and maintenance declaration
 Recording Date: September 21, 2001
 Recording No.: 200109210022
 Affects: Cooma Place, as shown on the face of the plat.

4. 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

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

the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Merimbula:

Recording No.: 200110300048

5. Pay-back Agreement, and the terms and conditions thereof:

Executed by: Skagit County Sewer District No. 2, a municipal corporation and Grandview Inc.

Recording Date: December 17, 2001

Recording No.: 200112170143

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County Sewer District No. 2

Purpose: Sewer mains

Recording Date: December 17, 2001

Recording No.: 200112170144

Affects: as described in said instrument

7. 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."

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

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