

**When recorded return to:**

Richard Justin Reyes and Valerie Gionette  
Balajadia Reyes  
309 Coates Lane  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4273

Sep 15 2021

Amount Paid \$7125.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620048643

**CHICAGO TITLE CO.**

620048643

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Joseph R. Jones and Tessa R. Jones, 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 Richard Justin Reyes and Valerie Gionette Balajadia Reyes, a  
married couple

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

LOT 24, HOGG SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 16 OF PLATS, PAGES 154 AND 155, 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): P110926 / 4689-000-024-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 2, 2021

Joseph R. Jones  
Joseph R. Jones

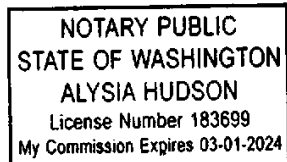
Tessa R. Jones  
Tessa R. Jones

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joseph R. Jones and Tessa R. Jones are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 14, 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. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Recorded: July 30, 1907  
Auditor's No.: 63371, records of Skagit County, Washington  
In favor of: Puget Sound and Baker River Railroad Company  
For: Underground electric system, together with necessary appurtenances  
Affects: 50 feet right of way  
  
NOTE: Exact location and extent of easement is undisclosed of record.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Recorded: September 14, 1926  
Auditor's No.: 197187, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric system, together with necessary appurtenances  
Affects: The exact location and extent of said easement is not disclosed of record
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 31, 1948  
Auditor's No(s): 415111, records of Skagit County, Washington  
For: Drainage ditch  
Affects: The exact location and extent of said easement is not disclosed of record
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 the Plat of Hogg Subdivision:  
Recording No: 9701150045
5. Certificate of Sedro-Woolley Ordinance No. 1240-95 established utility connection fees;  
Recorded: October 20, 1995  
Auditor's No.: 9510200008, records of Skagit County, Washington
6. Skagit County Right to Manage Natural Resource Land Disclosure and the terms and conditions thereof:  
  
Recording Date: June 28, 2018

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

Recording No.: 201806280455

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.
10. Assessments, if any, levied by Sedro Woolley.