

**When recorded return to:**

Margarito Martinez Gracida and Angelica  
Hernandez Mendoza  
12149 Cohoe Drive  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049474

**CHICAGO TITLE**  
020049474

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian K. Hammer and Nancy L. Hammer, 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 Margarito Martinez Gracida and Angelica Hernandez Mendoza,  
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.)

LT 10, MOORES' GARDEN PLAT, PTN OF LT 1 NE 1/4 NW 1/4 OF 19-34-4 & LT(S) 4 & 5 OF  
18-34-4

Tax Parcel Number(s): P67540 / 3958-000-010-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

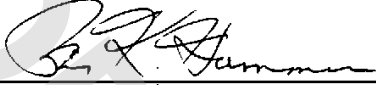
Affidavit No. 2021-5471

Nov 30 2021

Amount Paid \$8895.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 29, 2021



\_\_\_\_\_  
Brian K. Hammer

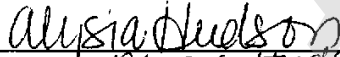


\_\_\_\_\_  
Nancy L. Hammer

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian K. Hammer and Nancy L. Hammer 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: November 30, 2021

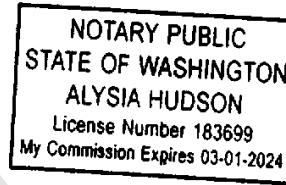


Name: Alysia Hudson

Notary Public in and for the State of WA

Residing at: Arlington

My appointment expires: 03 01 2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P67540 / 3958-000-010-0004**

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Lot 10, MOORES' GARDEN PLAT, according to the plat thereof recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

Together with that portion of the following described tract of land lying Northwesterly of the Plat of Moore's Garden Plat, according to the plat thereof recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington, and Southwesterly of the Northeasterly line of Lot 10 of said plat, extended Northwesterly and lying Northeasterly of the Southwesterly line of Lot 10 extended Northwesterly:

That portion of Lot 1 and the Northeast Quarter of the Northwest Quarter of Section 19, and all of Lots 4 and 5 of Section 18, all in Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 828.3 feet South of the Northwest corner of Section 19;  
thence South along the Westerly line of said Section 19, a distance of 289.7 feet;  
thence North 54°08' East, a distance of 2,190 feet, more or less, to the Skagit River;  
thence Westerly along the said Skagit River, a distance of 418.2 feet, more or less, to the most Easterly corner of a tract known as the Peter McKinnon Tract;  
thence Southwesterly along the Southeasterly line of said McKinnon Tract to the point of beginning.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 the Plat of Moore's Garden Plat:

Recording No: 487077

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 23, 1954  
Recording No.: 504323

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 5, 1973  
Recording No.: 792954

3. Agreement and the terms and conditions thereof:

Executed by: James Koetje and Skagit County  
Recording Date: January 20, 1989  
Recording No.: 8901200023  
Affects: Construction of duplex

4. Findings of Fact Entry of Order No. SP 88 049.REM, and the terms and conditions thereof:

Recording Date: May 16, 1989  
Recording No.: 8905160005

5. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

6. 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

**EXHIBIT "B"**Exceptions  
(continued)

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."

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