

**When recorded return to:**  
Eliseo Hernandez Lopez  
802 Lucas Drive  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5478  
Nov 30 2021  
Amount Paid \$5765.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE CO.  
*620050087*

Escrow No.: 620050087

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sarah Kate Strand, a married person as her separate property and Mariah Kehoe-Anderson, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Eliseo Hernandez Lopez and Nicole Roberts, a married couple

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

LOT 10, DUKE HILL ESTATES, DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 11 OF PLATS, PAGE 10, 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): P78720 / 4224-000-010-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

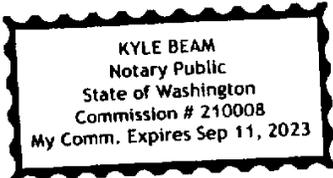
Dated: November 30, 2021

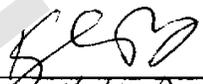
  
\_\_\_\_\_  
Sarah Kate Strand  
  
\_\_\_\_\_  
Mariah Kehoe-Anderson

State of WA  
County of Whatcom

I certify that I know or have satisfactory evidence that Sarah Kate Strand and Mariah Kehoe-Anderson 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: 11-28-21



  
\_\_\_\_\_  
Name: Kyle Beam  
Notary Public in and for the State of WA  
Residing at: SKagit  
My appointment expires: 9-11-23

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 PLAT OF DUKE HILL ESTATES, DIVISION NO. 3:

Recording No: 814000

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: April 3, 1975

Recording No.: 816752

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.

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

6. Assessments, if any, levied by City of Sedro Woolley.