

When recorded return to:

Alexander Beardsley and Isabeau Beardsley
21712 Grip Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049876

CHICAGO TITLE
620049876

STATUTORY WARRANTY DEED

THE GRANTOR(S) Abraham Hernandez and Quiktcia Hernandez, 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 Alexander Beardsley and Isabeau Beardsley, 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.)

Lot(s): 3, Short Plat No. 92-039 in NE, 3-35-4E, W.M.

Tax Parcel Number(s): P102168 / 350403-1-002-0200

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5970

Dec 30 2021

Amount Paid \$8539.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 9, 2021

Abraham Hernandez

Abraham Hernandez

Quiktia Hernandez

Quiktia Hernandez

State of washington
county of Skagit

I certify that I know or have satisfactory evidence that

Abraham Hernandez and Quiktia
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: December 14, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

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"
Legal Description

For APN/Parcel ID(s): P102168 / 350403-1-002-0200

PARCEL A:

LOT 3, SHORT PLAT NO. 92-039, APPROVED NOVEMBER 24, 1992, RECORDED NOVEMBER 25, 1992 IN BOOK 10 OF SHORT PLATS, PAGE 144, UNDER AUDITOR'S FILE NO. 9211250029 AND BEING A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS LOT 4 OF SAID SHORT PLAT, AS SHOWN ON THE FACE THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Record of Reforestation Requirements, including the terms, covenants and provisions thereof

Recording Date: November 6, 1979

Recording No.: 7911060034

2. 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 : Short Plat No. 92-039:

Recording No: 9211250029

3. Conditional Agreement regarding Alternative Sewage System Installation, including the terms, covenants and provisions thereof

Recording Date: April 19, 1994

Recording No.: 9404190071

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