

**When recorded return to:**

Ivan Ocampo and Carmen Ruby Ocampo-Bruders  
12073 Jacqueline 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.: 620050187

**CHICAGO TITLE**  
**620050187**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sidney M. Livingston and Ryann M. Livingston, 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 Ivan Ocampo and Carmen Ruby Ocampo-Bruders, husband  
and wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 4, PLAT OF CEDAR DOWNS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 15 OF PLATS, PAGES 121 AND 122, 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): P104898 / 4616-000-004-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

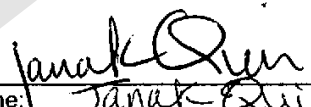
Dated: December 28, 2021

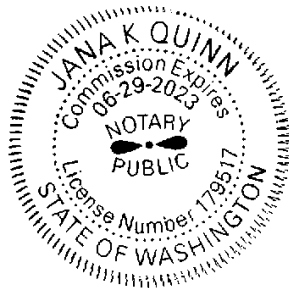
  
\_\_\_\_\_  
Sidney M. Livingston  
  
\_\_\_\_\_  
Ryann M. Livingston

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Sidney M. Livingston and Ryann M. Livingston  
\_\_\_\_\_  
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: January 05 2022

  
\_\_\_\_\_  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



## EXHIBIT "A"

### Exceptions

1. 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: October 26, 1990  
Recording No.: 9010260081

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

In favor of: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: June 10, 1993  
Recording No.: 9306100041  
Affects: Portion of said premises

3. 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: November 24, 1993  
Recording No.: 9311240084

Said covenants were amended and restated by Declarations recorded June 2, 1994 and November 10, 1994, under Recording No. 9406020108 and Recording No. 9411100004, records of Skagit County, Washington, respectively

4. 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 the Plat of Cedar Downs:

Recording No: 9311240083

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument

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

set forth below:

Imposed by: By Laws of Cedar Downs Homeowners' Association  
Recording Date: November 24, 1993  
Recording No.: 9311240085

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 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.