

When recorded return to:
Pablo Gomez de Jesus
1723 South 6th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050504

CHICAGO TITLE CO.
620050504

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert R. Hernandez and Cheryl A. Hernandez, 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 Pablo Gomez de Jesus, a married man as his sole and
separate property

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.)

PTN NW 1/4 SW 1/4 NW 1/4 29-34-4

Tax Parcel Number(s): P28614 / 340429-2-040-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-431
Feb 04 2022
Amount Paid \$6405.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 31, 2022

Robert R. Hernandez
Robert R. Hernandez

Cheryl A. Hernandez
Cheryl A. Hernandez

State of Washington
County of Skaagit

This record was acknowledged before me on 2-4-2022 by
Robert R. Hernandez and Cheryl A. Hernandez

Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Skaagit County
My commission expires: 7-25-2024



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28614 / 340429-2-040-0001

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M., LYING WESTERLY OF SOUTH 6TH STREET, AS LAID OUT AND ESTABLISHED IN THE CITY OF MOUNT VERNON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SUBDIVISION AND THE WESTERLY MARGIN OF SOUTH 6TH STREET;
THENCE SOUTHERLY 50 FEET ALONG SAID STREET MARGIN TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTHERLY 57.50 FEET ALONG SAID STREET MARGIN;
THENCE NORTH 89 DEGREES 47' WEST 135 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE PORTION OF SAID SUBDIVISION AS CONVEYED TO ROBERT SNOW BY INSTRUMENT RECORDED APRIL 2, 1962, UNDER AUDITOR'S FILE NO. 619726;
THENCE NORTHERLY ALONG SAID LINE 107.50 FEET, MORE OR LESS, THE NORTHERLY LINE OF SAID SUBDIVISION;
THENCE SOUTH 89 DEGREES 47' EAST 35 FEET, MORE OR LESS, AS MEASURED ALONG THE NORTHERLY LINE OF SAID SUBDIVISION TO A POINT 100.00 FEET WESTERLY OF THE INTERSECTION OF SAID NORTHERLY LINE WITH THE WESTERLY MARGIN OF SOUTH 6TH STREET;
THENCE SOUTHERLY PARALLEL TO STREET MARGIN 50 FEET;
THENCE SOUTH 89 DEGREES 47' EAST 100 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by Mt Vernon.
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."