

When recorded return to:
Victor Manuel Acosta-Sanchez
1776 Azure Way
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-760
Feb 28 2022
Amount Paid \$10301.20
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050567

CHICAGO TITLE
620050567

STATUTORY WARRANTY DEED

THE GRANTOR(S) Coach Corral Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Victor Manuel Acosta-Sanchez, an unmarried man and Margarita Suazo, a married woman as her separate estate

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

Lot 5, ALGER ACRES LONG CARD NO. PL05-0208, according to the plat thereof recorded July 2, 2007, under Auditor's File No. 200707020136, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126346 / 4933-000-005-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 18, 2022

Coach Corral Inc.
BY: [Signature]
Keith Padgett
Corporate Secretary

State of Washington
County of Snohomish

This record was acknowledged before me on 2/22/22 by Keith Padgett as Corporate Secretary of Coach Corral Inc., a Washington Corporation.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Astoria
My commission expires: 08/19/22



EXHIBIT "A"
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 Alger Acres Long Card:

Recording No: 200707020136

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 2, 2007
Recording No.: 200707020139

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Alger Acres Property Owners Association
Recording Date: July 2, 2007
Recording No.: 200707020139

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 4, 1909
Recording No: 74846, records of Skagit County, Washington
In favor of: Sidney Smith
For: Pipeline right of way

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 16, 1961
Recording No: 603126, records of Skagit County, Washington
In favor of: D. Percy Sullivan and Maude Sullivan, his wife
For: Water pipe line

Note: Exact location and extent of easement is undisclosed of record.

6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 7, 2001
Recording No: 200105070200, records of Skagit County, Washington

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

- In favor of: Carole Elton
For: Ingress, egress and utilities
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 26, 1990
Recording No: 9003260089, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 28, 1997
Recording No: 9703280099, records of Skagit County, Washington
In favor of: Brian Overman and Tami Overman
For: Ingress, egress and utilities
9. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 4, 2006
Recording No: 200608040114, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 2, 2007
Recording No: 200707020138, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area
11. Lot of Record Certification, including the terms, covenants and provisions thereof;
Recording Date: July 21, 2005
Recording No.: 200507210076
12. Title Notification, including the terms, covenants and provisions thereof;
Recording Date: October 3, 2006
Recording No.: 200610030107
13. Title Notification, including the terms, covenants and provisions thereof;
Recording Date: October 3, 2006
Recording No.: 200610030108
14. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;
Recording Date: July 2, 2007

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200707020137

15. Declaration of Relocated Easement for Septic System, including the terms, covenants and provisions thereof

Recording No.: 202011060158

Recording No.: 202011120173

16. 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."

17. Assessments, if any, levied by Alger Acres Homeowners Association.
18. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 27, 2022

between Victor M Acosta Sanchez Margarita Suazo ("Buyer")
Buyer Buyer
and Coach Corral Inc. ("Seller")
Seller Seller
concerning 1776 Azure Way Bellingham WA 98229 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisicaz
[Signature] 01/28/2022
Buyer Date

Authentisicaz
Keith Padgett 01/29/2022
1/29/2022 5:56:26 PM PST
Seller Date

Authentisicaz
Margarita Suazo 01/28/2022
Buyer Date

Seller Date