

When recorded return to:

Urban Morales-Ayala
10904 Carol Ann Court
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620050632

Escrow No.: 620050632

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard D. Johnson, Personal Representative of Estate of Eileen H. Beitler
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Urban Morales-Ayala, an unmarried man and Jennifer
Tolentino, an unmarried woman, as Joint Tenants with Right of Survivorship

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 11, "COUNTRY MEADOWS", as per plat recorded in Volume 12 of Plats, Page 33, records of
Skagit County, Washington.

Situated in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P81077 / 4386-000-011-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-804

Mar 02 2022

Amount Paid \$8895.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 22, 2022

Estate of Eileen H. Beitler

BY: *Richard D. Johnson*
Richard D. Johnson
Personal Representative

State of Washington
County of Skagit

This record was acknowledged before me on 03.01.2022 by Richard D. Johnson as Personal Representative of Estate of Eileen Beitler.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: Arington
My commission expires: 03.01.2024

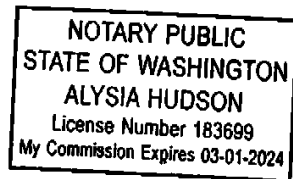


EXHIBIT "A"
Exceptions

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 Country Meadows:

Recording No: 891713

2. Covenants, conditions and restrictions 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: May 8, 1979
Recording No.: 7905080045

3. 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 24, 2022

between Urban Morales-Ayala Jennifer Tolentino ("Buyer")
Buyer Buyer
and Estate of Eileen Bieler ("Seller")
Seller Seller
concerning 10904 Carol Ann Court Burlington WA 98233 (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.

Authenticator
Urban Morales-Ayala 01/24/2022
Buyer Date

Authenticator
Richard Johnson PR 01/25/22
Seller Date

Authenticator
Jennifer Tolentino 01/24/2022
Buyer Date

Seller Date