

When recorded return to:
Karla J. Cerna Villanueva
16888 Donnelly Road
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.: 620050800

CHICAGO TITLE

620050800

STATUTORY WARRANTY DEED

THE GRANTOR(S) Monica C. Ingram, a married person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Karla J. Cerna Villanueva, an unmarried woman and Nestor Emmanuel Cerna Cerna, an unmarried man

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

LOT 6 OF AVON ACRES FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 93, 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): P61903/3860-000-006-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-860

Mar 07 2022


Amount Paid \$8361.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 1, 2022



Monica C. Ingram

Calvin S. IngramState of California
County of Riverside
This record was acknowledged before me on 3-2-2022 by Monica C. Ingram and Calvin S. Ingram.

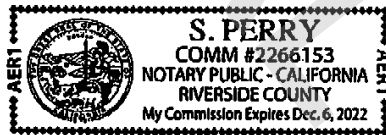
(Signature of notary public)Notary Public in and for the State of California
Residing at: Riverside
My commission expires: 12/6/22

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 the Plat of Avon Acres 1st:

Recording No: 573796

2. Title Notification, and the terms and conditions thereof:

Recording Date: May 17, 2004
Recording No.: 200405170259

3. Title Notification - Special Flood Hazard Area:

Recording Date: May 17, 2004
Recording No.: 200405170260

4. Title Notification, and the terms and conditions thereof:

Recorded: May 19, 2004
Recording No.: 200405190076

5. Title Notification - Special Flood Hazard Area:

Recording Date: May 19, 2004
Recording No.: 200405190077

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

8. 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

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

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."