

When recorded return to:
Rafael Aguilar and Jenna Aguilar
10485 Gardner Road
Burlington, WA 98233

CHICAGO TITLE

Filed for record at the request of:

620051071



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051071

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221182

Mar 25 2022

Amount Paid \$4805.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerd A. Welch, an unmarried person as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Rafael Aguilar and Jenna Aguilar, a married couple

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.)

Lot(s): Ptn. C, Short Plat No. 62-75, in NW, 28-35-4E, W.M.

Tax Parcel Number(s): P37980 \ 350428-2-007-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 22, 2022

Gerd A. Welch by Laura Robertson, her Attorney in fact
Gerd A. Welch by Laura Robertson, her attorney in fact

State of Texas
County of Wise

This record was acknowledged before me on Mar 23, 2022 by Laura Robertson as Attorney in Fact of Gerd A Welch.

Sheila Dowling
(Signature of notary public)

Notary Public in and for the State of Texas
Residing at: Denton TX
My commission expires: 4/29/22

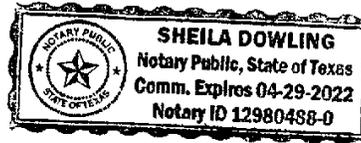


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37980 \ 350428-2-007-0002

That portion of Tract "C" of Skagit County Short Plat No. 62-76, approved October 25, 1976 and recorded October 26, 1976, under Auditor's File No. 844888 in Book 1 of Short Plats, page 190, described as follows:

Beginning at the Southwest corner of Tract "D" of Skagit County Short Plat No. 2-79;
thence South along the East line of said Tract "C" to the Southwest corner thereof;
thence East along the South line of said Tract "C" to a point which bears South 0°17'19" West from the Southeast corner of said Tract "D" of Skagit County Short Plat No. 2-79;
thence North 0°17'19" East to said Southeast corner;
thence West along the South line of said Tract "D" to the point of beginning.

All of the above being a portion of the Southeast ¼ of the Northwest ¼ of Section 28, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pacific Northwest Tract Co.
Purpose: Electric transmission and/or distribution line
Recording Date: March 22, 1929
Recording No.: Volume 150 of Deeds, page 435
2. 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 Short Plat No. 2-79:

Recording No: 844888
3. Title Notification and the terms and conditions thereof

Recording Date: March 12, 2015
Recording No.: 201503120040
4. Lot Certificate, including the terms, covenants and provisions thereof

Recording Date: October 21, 2011
Recording No.: 201110210061
5. Reasonable Use Exception Determination, including the terms, covenants and provisions thereof

Recording Date: March 18, 2013
Recording No.: 201303180279
6. Title Notification and the terms and conditions thereof:

Recording Date: May 7, 2015
Recording No.: 201505070061
7. Title Notification and the terms and conditions thereof

Recording Date: May 8, 2015
Recording No.: 201505080077

EXHIBIT "B"**Exceptions**
(continued)

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 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."
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Note: Manufactured Home Title Elimination Application recorded under Recording No. 201601130051 recites that a manufactured (mobile) home is, or is being affixed to the Land.
11. 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 3-8-2022
between REBEKAH AGUILAR JENNA AGUILAR ("Buyer")
and GERD WELCH ("Seller")
concerning 10485 GARDNER RD BURNINGTAN WASH WA 98148 (the "Property")

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.

Rebekah Aguilars 3-8-2022
Buyer Date

Gerd Welch by Dana Rht P.O.A. 3/9/2022
Seller Date

Jenna Aguilars 3-8-2022
Buyer Date

Seller Date