

**When recorded return to:**  
Joseph Daniels and Mandy Daniels  
542 Noble Avenue  
Hamilton, WA 98255

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620050798

**CHICAGO TITLE**

W20050798

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eduardo Nuno and Maria Nuno, a married couple  
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 Joseph Daniels and Mandy Daniels, 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.)

LTS 11, 12 AND 13, BLK 9, "SUPPLEMENTAL PLAT OF CUMBERLAND TO HAMILTON, WASH"

Tax Parcel Number(s): P73889 \ 4118-009-013-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20221284

Mar 31 2022

Amount Paid \$4325.00

Skagit County Treasurer  
By Lena Thompson Deputy



STATUTORY WARRANTY DEED  
(continued)

Dated: March 24, 2022

*Eduardo Nuno*

Eduardo Nuno

*Maria Nuno*

Maria Nuno

State of Washington

County of King

2022

This record was acknowledged before me on March 29 by  
Eduardo & Maria Nuno

*[Signature]*

(Signature of notary public)

Notary Public in and for the State of Washington

Residing at: Sanwood

My commission expires: 4/19/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P73889 \ 4118-009-013-0007**

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LOTS 11 AND 12, AND THE EAST 1/2 OF LOT 13, BLOCK 9, "SUPPLEMENTAL PLAT OF CUMBERLAND TO HAMILTON, WASH" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 96, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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 "Supplement Plat of Cumberland Addition to Hamilton, Wash":

Recording No: Volume 2, Page 96

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by Town of Hamilton.



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 March 08, 2022

between Joseph Daniels Mandy Daniels ("Buyer")  
Buyer Buyer  
and Eduardo Nuno Maria Nuno ("Seller")  
Seller Seller  
concerning 542 Noble Avenue Hamilton WA 98255 (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.

Authenticate  
Joseph Daniels 03/08/2022  
Buyer 11:19:06 AM PST Date

Authenticate  
Eduardo Nuno 03/08/22  
Seller Date

Authenticate  
Mandy Daniels 03/08/2022  
Buyer 11:17:41 AM PST Date

Authenticate  
Maria Nuno 03/08/22  
Seller Date