

When recorded return to:
Jennifer Rubio
818 South 27th Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620050905

Escrow No.: 620050905

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ann Hope Longbotham, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jennifer Rubio, an unmarried person

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

LOT 45, "PARTINGTON PLACE DIVISION 1," ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 14 OF PLATS, PAGES 186 THROUGH 190, 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): P100372 / 4560-000-045-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221451

Apr 08 2022

Amount Paid \$7605.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 29, 2022

Ann Hope Longbotham
Ann Hope Longbotham

State of Washington
County of Skaagit

This record was acknowledged before me on April 4, 2022 by
Ann Hope Longbotham.

Alysia Hudson
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arundel
My commission expires: 03.01.2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Dated: December 4, 1990
 Recorded: April 15, 1991
 Auditor's No.: 9104150079, records of Skagit County, Washington
 In favor of: Puget Sound Power and Light Company
 For: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system together with the right to remove brush trees and landscaping which may constitute a danger to said lines
 Affects: The exterior 10 feet, parallel with and adjoining the street frontage of all said lots and tracts, said lots and tracts as delineated on the final approved plat

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 PARTINGTON PLACE DIVISION 1:

Recording No: 9108070007

3. 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: September 13, 1991
 Recording No.: 9109130093

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 12, 1991
 Recording No.: 9112120049

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

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

6. Assessments, if any, levied by City of Mount Vernon.

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 05, 2022
between Jennifer Rubio ("Buyer")
Buyer Buyer
and Ann H Longbotham ("Seller")
Seller Seller
concerning 818 S 27th St Mount Vernon WA 98274 (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
Jennifer Rubio 03/05/2022
Buyer Date

Authenticator
Ann H Longbotham 03/02/2022
Seller Date

Buyer Date

Seller Date