

When recorded return to:

Jozef Mendoza
4117 Oakes Avenue
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050270

CHICAGO TITLE

620050270

STATUTORY WARRANTY DEED

THE GRANTOR(S) West Coast Builders LLC, a Washington limited liability company

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

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.)

PTN OF N 1/2 NE 1/4 SE 1/4 OF 22-35-1

Tax Parcel Number(s): P31679 / 350122-4-003-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222128

May 23 2022

Amount Paid \$8272.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)Dated: 5/16/2022

West Coast Builders LLC

BY: Roger J. Wills
Roger J. Wills
MemberState of Washington
County of SnohomishThis record was acknowledged before me on May 16, 2022 by Roger James Wills as Member of West Coast Builders LLC.Alysia Hudson
(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Arlington
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"
Legal Description

For APN/Parcel ID(s): P31679 / 350122-4-003-0100

THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 22;
THENCE SOUTH 89 DEGREES 56'30" WEST ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, 603.94 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY MARGIN OF THE ROAD KNOWN AS THE BURROWS BAY ROAD;
THENCE SOUTH 66 DEGREES 20'19" WEST, ALONG THE SOUTHEASTERLY MARGIN, 133.87 FEET TO AN ANGLE POINT IN SAID SOUTHEASTERLY MARGIN AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 66 DEGREES 20'19" EAST, ALONG SAID SOUTHEASTERLY MARGIN 86.00 FEET;
THENCE SOUTH 41 DEGREES 44'24" EAST 80.00 FEET;
THENCE SOUTH 48 DEGREES 15'36" WEST 81.75 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 41 DEGREES 44'24" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 41 DEGREES 44'24" WEST 106.69 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION, IF ANY, LYING WITH THE BOUNDARIES OF THAT TRACT CONVEYED TO THE CITY OF ANACORTES FOR ROAD PURPOSES BY DEED DATED MARCH 5, 1932, RECORDED APRIL 8, 1932, UNDER AUDITOR'S FILE NO. 249899.

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: Port of Anacortes
 Purpose: Right-of-way for the free and unobstructed passage of aircraft
 Recording Date: October 29, 1969
 Recording No.: 732439
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Edwin L Erholm and Audre Erholm, who also appears of record as Audrey Erholm, husband and wife, their heirs and successors
 Purpose: Ingress, egress and installation and maintenance of utilities
 Recording Date: September 14, 1972
 Recording No.: 774027
3. 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 Survey:

Recording No: 9201080026
4. Assessments, if any, levied by Anacortes.
5. 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

EXHIBIT "B"

Exceptions
(continued)

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."

6. 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 04/18/22
between Jozef Mendoza Jozef Mendoza ("Buyer")
Buyer
and West Coast Builders LLC ("Seller")
Seller
concerning 4115 Oakes Ave Anacortes WA 98221 (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.

Authentication
[Signature] 04/18/22
Buyer Date

Authentication
Roger J Wills 04/18/2022
Seller Date

Buyer Date

Seller Date