202206080037

06/08/2022 11:32 AM Pages: 1 of 5 Fees: \$207.50

Skagit County Auditor, WA

When recorded return to: Oscar Bautista Cipriano and Elvia Sanchez Lopez 20823 State Rte 20

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Burlington, WA 98233

Escrow No.: 620051755

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vernon G. Beach and Margaret Beach, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Oscar Bautista Cipriano and Elvia Sanchez Lopez, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 17, "LASHLEY'S PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME
7 OF PLATS, PAGE 100, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE NORTH 30 FEET THEREOF;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P67163 / 3942-000-017-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20222384 Jun 08 2022 Amount Paid \$7205.00 Skagit County Treasurer By Lena Thompson Deputy

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.07.22

Page 1

WA-CT-FNRV-02150.620019-620051755

STATUTORY WARRANTY DEED

(continued)

Dated: May 31, 2022

Vernon G. Beach

Margaro Margaret Beach

State of L

County of SKAGIT

This record was acknowledged before me on <u>Co-7-2022</u> by Vernon G. Beach and Margaret

Beach.

(Signature of notary public)

Notary Public in and for the State of

My commission expires: 7-25-202

JENNIFER BRAZIL Notary Public State of Washington Commission # 187468 My Comm. Expires Jul 25, 2024

EXHIBIT "A"

Exceptions

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 Lashley's Plat:

Recording No: 581243

2. Exceptions and reservations as contained in instrument;

> June 25, 1971 Recorded:

Auditor's No.: 754567, records of Skagit County, Washington

Executed By: Alvin B. Megard and lone Megard, husband and wife As Follows:

domestic water pipeline over and across a portion of the above described

tract

Affects: The south 4 feet

3. Skagit County Right to Manage Natural Resource Lands Disclosure, and the terms and conditions thereof:

Recording Date: June 16, 2016 Recording No.: 201606160030

4. 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."

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

Exceptions (continued)

thereof; Indian treaty or aboriginal rights.

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

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE

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Northwest Multiple Listing Service

Date

Page 1 of 1	NATURAL RESOURCE LANDS DISCLOSURE				
The following	ing is part of th	e Purchase and Sale	Agreement dated _	May 04, 2022	
between _	veen Oscar Bautista Cipriano		Elvia Sanchez Lopez		("Buyer")
and	Vernon Beac	c h	Margie Beach		••• -
	Seller		Seller		("Seller")
concerning		/ La	Burlington	WA 98233	(the "Dropert ")
	Address		City	State Zip	(the "Property")
Thi land long con nor may extra nois as a pregner of the may have the man as a second market may be a second long the maximum as a second long the	s disclosure a d or designate g-term comme nmercial activi n-resource use y arise from ti action with as se, and odor. S a priority use pared to acce essary Natura nagement Prace	Property may be a sure, Skagit County Coordinates to parcels design or within 1/4 mile of process and may be inconvene use of chemicals; associated activities, we skagit County has estimated to the such incompatibility of the source Land opertices and local, State,	gnated or within 1 m rural resource, fore kagit County. A var cur in the area tha enient or cause disc or from spraying, p rhich occasionally g ablished natural reso al Resource Lands, tles, inconvenience trations when perfor and Federal law.	nile of designated a st or mineral resou- iety of Natural Re- t may not be com- comfort to area re- coming, harvesting tenerates traffic, do ource managemen and area resident s or discomfort fr med in compliance	agricultural - urce lands of source Land npatible with sidents. This or mineral ust, smoke, t operations s should be om normal, e with Best
mine	erals. If you	ineral lands, applicat n, washing, crushing, are adjacent to d designated NR Land	stockplling, plasting	tranopopina and	
ieller and l uditor's offi	Buyer authoriz ce in conjuncti	te and direct the Clo ion with the deed conv	osing Agent to recovering the Property.	ord this Disclosure	with the County.
- Authentisor					•
lsear Bautiste	Cipriano	05/04/2022		- Dade	
Buyer		Date	Seller		Date
Authentisiss:					540
lvia Sanchi	ez Lopez	05/04/2022	W7 9 14	who is on	1.5.5.22
Buyer		Date	Seller)	Date