

When recorded return to:
Daisy Padilla and Esteban Padilla
29167 South Skagit Highway
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051387

CHICAGO TITLE

620051387

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lucas Clay, an unmarried person and Kevin Wayne Clay, a married person as a 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 Daisy Padilla and Esteban Padilla, 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.)

Ptn. Lot 3, Short Plat No. 12-85 in SW, 25-35-5E, W.M.

Tax Parcel Number(s): P40192 / 350525-3-004-0021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222396

Jun 09 2022

Amount Paid \$9251.00

Skagit County Treasurer

By Josie Bear Deputy

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: May 27, 2022

[Signature]
Lucas Clay

[Signature]
Kevin Wayne Clay

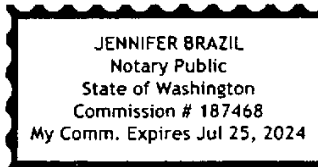
[Signature]
Penny Clay

State of WASHINGTON

County of Snohomish

This record was acknowledged before me on 6-7-2022 by Lucas Clay.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



State of WA

County of Snohomish

This record was acknowledged before me on 6-7-2022 by Kevin Wayne Clay and Penny Clay.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 9-11-23

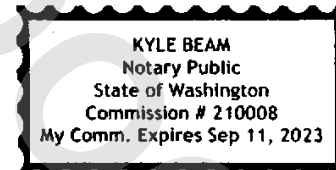


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40192 / 350525-3-004-0021

PARCEL A:

LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 12-85, APPROVED DECEMBER 26, 1985 AND RECORDED DECEMBER 31, 1985, UNDER AUDITOR'S FILE NO. 8512310002 IN VOLUME 7 OF SHORT PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 5 EAST, W. M.

EXCEPT THE NORTH 420 FEET OF THE SOUTH 665 FEET OF THE WEST 65 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE WALK-IN EASEMENT ACROSS LOTS 1 AND 2 OF SAID SHORT PLAT, ALONG THE APPROXIMATE PATH OF A ROADWAY EXISTING ON OCTOBER 3, 1989 FOR ACCESS TO THAT PORTION OF LOT 3, LYING NORTH OF A POND.

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 Short Plat No. 12-85:
Recording No: 8512310002

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Mark Houser, et al
Recording Date: January 8, 1990
Recording No.: 9001080079

NOTE: This exception does not include present ownership of the above mineral rights.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution system
Recording Date: June 27, 1990
Recording No.: 9006270080
Affects: Said premises

4. Variance No. VAR-92-026 and the terms and conditions thereof:

Recording Date: July 6, 1992
Recording No.: 9207060040

5. Title Notification that the Subject Property is Property Designated Natural Resource Lands by Skagit County and the terms and conditions thereof:

Recording Date: July 7, 2003
Recording No.: 200307070021

6. 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

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

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."

7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
 Tax Account Number: P40192 / 350525-3-004-0021
 Levy Code: 3365
 Assessed Value-Land: \$191,100.00
 Assessed Value-Improvements: \$89,800.00

General and Special Taxes: Billed: \$3,125.82
 Paid: \$0.00
Unpaid: \$3,125.82

General and Special Taxes: 2021
Unpaid: \$2,991.76

General and Special Taxes: 2020
Unpaid: \$2,771.29

8. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200401090081 recites that a manufactured (mobile) home is, or is being affixed to the Land.
9. 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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ALL RIGHTS RESERVED



The following is part of the Purchase and Sale Agreement dated 05/10/2022
between Esteban Padilla Daisy Padilla ("Buyer")
Buyer Buyer
and Lucas Clay Kevin Clay ("Seller")
Seller Seller
concerning 29167 S Skagit Hwy Sedro Woolley WA 98284 (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.

 4.12.22
Esteban Padilla 05/10/22 Date
Authenticator
 05/10/22
Daisy Padilla 05/10/22 Date
Buyer

 4.12.22
Seller Date
 4.12.22
Seller Date