

When recorded return to:
Jose Juan Ortiz Zavala and Maria Guadalupe
Aguado
18377 West Stevens Road
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051718

CHICAGO TITLE
620051718

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roxanna Lynn Nanto, successor trustee of the Patricia Brooks Trust, dated January 23, 2013

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jose Juan Ortiz Zavala and Maria Guadalupe Aguado, 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 OF SW 1/4 OF 6-34-4

Tax Parcel Number(s): P23773 / 340406-0-141-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222979

Jul 20 2022

Amount Paid \$6245.00

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 29, 2022

Roxanna Lynn Nanto, successor trustee of the Patricia Brooks Trust, dated January 23, 2013

BY: Roxanna Lynn Nanto
Roxanna Lynn Nanto
Successor Trustee of the Patricia Brooks Trust, dated January 23, 2013

State of Washington
County of Skagit

This record was acknowledged before me on July 05, 2022 by Roxanna Lynn Nanto as Successor Trustee of Patricia Brooks Trust dated January 23, 2013.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03.01.2024

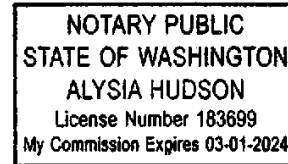


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P23773 / 340406-0-141-0000

That portion of the southeast quarter of the southwest quarter of Section 6, Township 34 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at the point of intersections of the North line of the county road and the West line of the east 10 acres of said subdivision, said point being the Southwest corner of the tract of land deeded to Charles A. Heather by deed recorded in volume 62 of deeds, at page 631,

Thence North along the West line of said Heather tract 135 feet,

Thence West parallel to the North line of said subdivision 133 feet,

Thence South parallel the West line of said Heather tract 152 feet, more or less, to the North line of the county road,

Thence Easterly along the North line of said county road to the point of beginning.

Together with that portion the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., as conveyed to Chas Heather by Warranty Deed filed in Volume 62 of Deeds, page 631, records of Skagit County, State of Washington, more particularly described as the East 10 acres of the said Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., lying North of the County Road;

EXCEPT ANY PORTION THEREOF lying East of the West line of Revised Short Plat No. 6-75, revised August 27, 1975, approved October 16, 1975, filed in Volume 1 of Short Plats, Page 72, recorded under Skagit County Auditor's File No. 825110;

AND EXCEPT ANY PORTION THEREOF lying North of the following described tract of land: Beginning at the point of intersection of the North line of the County Road and the West line of the East 10 acres of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., said point being the Southwest corner of a tract of land deeded to Charles A. Heather by Warranty Deed filed in Volume 62 of Deeds, page 631;

thence North along the West line of said Heather tract 135 feet;

thence East parallel to the North line of said subdivision 36. 16 feet, more or less, to the West line of Revised Short Plat No. 6-75, revised August 27, 1975, approved October 16, 1975, filed in Volume 1 of Short Plats, Page 72, recorded under Skagit County Auditor's File No, 825110;

thence South along the West line of said Short Plat No. 6-75 to the North line of said County Road;

thence Westerly along the North line of said County Road to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Any matters arising out of questions as to the exact location of the boundaries of said premises due to legal description by area instead of metes and bounds. (or impermanent object)
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 Short Plat No. 6-75:

Recording No: 813706

Said instrument has been revised under Recording No.: 825110
3. Any gaps, gores or overlaps which may exist between said premises and the adjacent parcels due to the inconsistent legal descriptions in the historical deed chains of the respective ownerships.
4. Matters disclosed and/or delineated on the face of that unrecorded ALTA/ACSM Land Survey, including the terms, covenants and provisions thereof

Dated: September 2, 2012
Surveyor: LeGro & Associates (Denny D. LeGro, LIC. #37532)

Encroaching structures and Delineation of approximate limits of agricultural usage
5. 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 Boundary Line Agreement:

Recording No: 202204210048
6. 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

EXHIBIT "B"

Exceptions
(continued)

law, as set forth on Survey:

Recording No: 202204210049

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.