

**When recorded return to:**

Mario Morales Mendez and Laura Lopez  
2022 South 15th Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223383

Aug 16 2022

Amount Paid \$7445.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620052199

Escrow No.: 620052199

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) M. Catherine Ferguson, an unmarried person, as her 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 Mario Morales Mendez and Laura Lopez, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 2, "PLAT OF BLACKBURN RIDGE", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS,  
PAGE(S) 206 THROUGH 208, INCLUSIVE, 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): P113151 / 4708-000-002-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

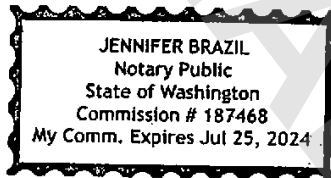
Dated: July 11, 2022

M. Catherine Ferguson  
M. Catherine Ferguson

State of Washington  
County of Skaat

This record was acknowledged before me on 8-11-2022 by Moureen Catherine Ferguson.

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



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 20, 1975  
Auditor's No.: 826431, records of Skagit County, Washington  
Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat
  
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 15, 1977  
Auditor's No.: 868658, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat
  
3. Agreement, including the terms and conditions thereof;  
By: Mount Vernon City Engineer  
And Between: Keith and Regina Ash  
Recorded: June 1, 1981  
Auditor's No.: 8106010035, records of Skagit County, Washington
  
4. Standard Participation Contract, including the terms and conditions thereof;  
Between: City of Mount Vernon, a municipal corporation  
And: Keith and Regina Ash, husband and wife  
Dated: September 16, 1981  
Recorded: September 23, 1981  
Auditor's No.: 8109230024, records of Skagit County, Washington  
Providing: Right to connect subject property to city sewer
  
5. Terms and conditions of that City of Mount Vernon Ordinance;  
Recorded: September 30, 1993  
Auditor's No.: 9309300144, records of Skagit County, Washington  
Ordinance No.: 2557
  
6. 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

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: January 29, 1998  
Recording No.: 9801290061

## Modification(s) of said covenants, conditions and restrictions

Recording Date: October 11, 2000  
Recording No.: 200010110006

7. 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 Plat of Blackburn Ridge:

Recording No: 9801300134

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. City, county or local improvement district assessments, if any.
11. 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 07/02/2022  
between Laura Lopez and Mario Morales Mendez ("Buyer")  
Buyer Buyer  
and M. Catherine Ferguson ("Seller")  
Seller Seller  
concerning 2022 S 15th 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.

DocuSigned by:  
Laura Lopez 7/2/2022  
BUYER Buyer Date

M. Catherine Ferguson August 6, 22  
Seller Date

DocuSigned by:  
M. Morales 7/2/2022  
BUYER Buyer Date

Seller Date

