

**When recorded return to:**  
Robin Torres and Phil Torres  
13837 Bay View Road  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052332

**CHICAGO TITLE**

620052332

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeffrey Z. Rudolph and Lorna B. Rudolph, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Robin Torres and Phil Torres, 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.)

LT. B, SP NO. 96-011 AND PTN S 1/2 SE 1/4 32-35-3

Tax Parcel Number(s): P109117 / 350332-4-019-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223401

Aug 18 2022

Amount Paid \$17884.00  
Skagit County Treasurer  
By Lena Thompson Deputy

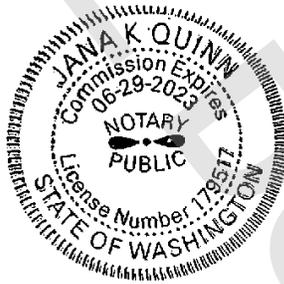
**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 2, 2022

*Jeffrey Z. Rudolph*  
Jeffrey Z. Rudolph  
*Lorna B. Rudolph*  
Lorna B. Rudolph

State of Washington  
County of Skaagit  
This record was acknowledged before me on 08/03/2022 by Jeffrey Z. Rudolph and Lorna B. Rudolph.

*Jana K. Quinn*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P109117 / 350332-4-019-0100**

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LOT B, SHORT PLAT NO. 96-011, APPROVED JULY 3, 1996, RECORDED JULY 16, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 122, UNDER AUDITOR'S FILE NO. 9607160055; AND BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W. M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE EASTERLY 20 FEET OF THAT PORTION OF LOT A OF SAID SHORT PLAT, AS SHOWN ON THE FACE THEREOF.

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. 27-85:

Recording No: 8607240002

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. 27-85:

Recording No: 9607160055

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: 200409100066

4. Notice of Airport Noise and Overflight Effects and the terms and conditions thereof:

Recording Date: March 5, 2009  
Recording No.: 200903050091

5. Skagit County Planning & Development Services Lot of Record Certification and the terms and conditions thereof:

Recording No: 201306260081

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:

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

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."  
 Recording Date: October 13, 2014  
 Recording No.: 201410130044  
 Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.

7. Notice and Acknowledgement Airport and Aircraft Operations and Noise Disclosure Skagit Regional Airport Environs and the terms and conditions thereof:

Recording Date: October 13, 2014  
 Recording No.: 201410130045

8. Notice of On-Site Sewage System and Maintenance Agreement Requirement and the terms and conditions thereof:

Recording Date: August 14, 2015  
 Recording No.: 201508140054

9. 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: 201907050016

10. 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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 18, 2022

between Robin Torres Phil Torres ("Buyer")  
Buyer Buyer  
and Jeffrey Z Rudolph Lorna B Rudolph ("Seller")  
Seller Seller  
concerning 13837 Bayview Road Mount Vernon WA 98273 (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.

Authentisign  
Robin Torres 07/18/2022  
Buyer Date

Authentisign  
Jeffrey Z Rudolph 07/18/22  
Seller Date

Authentisign  
Phil Torres 07/18/2022  
Buyer Date

Authentisign  
Lorna B Rudolph 07/18/22  
Seller Date