

When recorded return to:
Luis Ocegüera and Vanessa Serrano
2420 Horizons Street
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.: 620051930

CHICAGO TITLE
620051930

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Len, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Luis Ocegüera, an unmarried person and Vanessa Serrano, an
unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 3, PLAT OF WOODRIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 13 OF PLATS, PAGE 17, 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): P82043 / 4424-000-003-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223592

Aug 31 2022

Amount Paid \$7133.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 23, 2022

Scott Len
Scott Len

State of Tennessee
County of Hampden
This record was acknowledged before me on 8/26/22 by Scott Len.

Jonathan Stewart
(Signature of notary public)
Notary Public in and for the State of Tennessee
My commission expires: Jonathan Stewart
02/06/2023

Notary Public
notary@whitepinenotary.com
www.whitepinenotary.com
865-283-1843

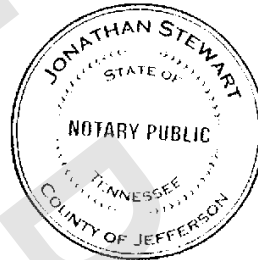


EXHIBIT "A"

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 the Plat of WOODRIDGE:

Recording No: 8007300016

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

Purpose: Temporary roadway construction purposes
 Recording Date: June 25, 1982
 Recording No.: 8206250033
 Affects: The North 20 feet of said premises

3. Agreement, including the terms and conditions thereof

Recording Date: August 22, 1983
 Recording No.: 8308220019
 Regarding: Standard Participation Agreement for sewer connection

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.
7. Assessments, if any, levied by City of Mount Vernon.