

**When recorded return to:**

Nelson Chisarik and Cassidy Chisarik  
2001 North 35th Place  
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.: 620052344

**CHICAGO TITLE**  
620052344

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jose Chavez, a married man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cassidy Chisarik and Nelson Chisarik, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 33, FOX HILL ESTATES, DIVISION 3, AS PER PLAT RECORDED IN BOOK 14 OF PLATS, PAGE 49, 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): P83416 / 4496-000-033-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223733

Sep 09 2022

Amount Paid \$6805.00  
Skagit County Treasurer  
By Josie Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

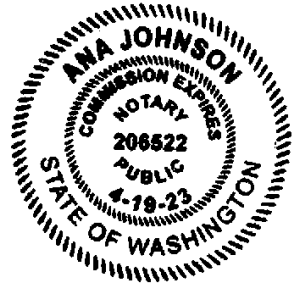
Dated: September 6, 2022

*Jose Chavez*  
Jose Chavez

*Amy Chavez*  
Amy Chavez

State of Washington  
County of Spokane  
This record was acknowledged before me on 9/7/22 by Jose Chavez and Amy Chavez.

*[Signature]*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 4/19/2023



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: June 7, 1977  
 Auditor's No(s): 857753, records of Skagit County, Washington  
 In favor of: Continental Telephone  
 For: Telephone or telegraph lines  
  
 The legal description contained in said easement is not sufficient to determine its exact location within said premises.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: December 31, 1984  
 Auditor's No(s): 8412310081, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: The exterior 7 feet of all lots adjoining street frontage and 2.5 feet of all interior lot lines
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 Fox Hill Estates, Division 3, recorded in Book 14 of Plats, Page 49:  
  
 Recording No: 8806130104
4. Agreement, including the terms and conditions thereof; entered into;  
  
 By: Tim Fischer and Cheryl Porter  
 And Between: City of Mount Vernon  
 Recorded: August 3, 1989  
 Auditor's No. 8908030019, records of Skagit County, Washington  
 Providing: Standard Participation Contract for Mount Vernon sewer system
5. 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

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

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Mount Vernon.
8. City, county or local improvement district assessments, if any.