

**When recorded return to:**  
Jaime Salazar Cecena  
209 S. 29th Pl.  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223879

Sep 20 2022

Amount Paid \$7045.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620052600

Escrow No.: 620052600

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shari E. Sprague, Personal Representative of the Estate of Barbara E. Talley  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jaime Salazar Cecena, an unmarried person and Vanessa  
Ruiz, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 31, CITY OF MOUNT VERNON SHORT PLAT NO. MV-17-90, APPROVED JULY 26, 1990,  
AND RECORDED JULY 31, 1990, IN VOLUME 9 OF SHORT PLATS, PAGE 248, UNDER  
AUDITOR'S FILE NO. 9007310057, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A  
PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION  
21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P27027 / 340421-0-034-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 13, 2022

Estate of Barbara E. Talley

BY *Shari E. Sprague*  
Shari E. Sprague

State of Maryland

County of Washington

This record was acknowledged before me on September 16<sup>th</sup>, 2022 by Shari E. Sprague as Personal Representative of Estate of Barbara E. Talley.

*Inga L. Kennedy*  
(Signature of notary public)  
Notary Public in and for the State of Maryland  
My appointment expires: 12/02/2024

**Inga L. Kennedy**  
NOTARY PUBLIC  
WASHINGTON COUNTY  
MARYLAND  
MY COMMISSION EXPIRES December 02, 2024

**Inga L. Kennedy, Notary Public**  
Title Insurance Producer- MD  
16703 Buford Dr  
Williamsport, MD 21795  
TIPIC# 99564

**EXHIBIT "A"**

## Exceptions

1. Agreement and the terms and conditions thereof:  
  
Executed by: Public Utility District No. 1 of Skagit County and Frona R. Erickson  
Recording Date: October 9, 1989  
Recording No.: 8910090030
  
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. MV 17-90:  
  
Recording No: 9007310057
  
3. Agreement and the terms and conditions thereof:  
  
Executed by: City of Mount Vernon and Chad R. Erickson, Linda M. Erickson, Tim R. Erickson, Frona R. Erickson, Marie Holmstrom Prestmo, Howard Erickson and Janice L. Erickson  
Recording Date: August 1, 1990  
Recording No.: 9008010036
  
4. Covenants, conditions and restrictions 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  
  
Recording Date: September 13, 1990  
Recording No.: 9009130089
  
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
  
6. Assessments, if any, levied by Mt. Vernon.
  
7. City, county or local improvement district assessments, if any.

**John L. Scott**

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 08/27/22  
between Jaime Salazar Cecena Vanessa Ruiz ("Buyer")  
Buyer Buyer  
and Estate of Barbara E Talley ("Seller")  
Seller Seller  
concerning 209 S 29th Place Mount Vernou 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 14.36, 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.

<small>Authenticated</small> <u>Jaime Salazar Cecena</u>	<u>08/27/22</u>	<u>Shari Sprague</u>	<u>16 Sept 2022</u>
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>
<small>Authenticated</small> <u>Vanessa Ruiz</u>	<u>08/27/22</u>		
<small>Buyer</small>	<small>Date</small>	<small>Seller</small>	<small>Date</small>