

**When recorded return to:**

Gregorio Gaona Jimenez and Erica Yaneth Gaona  
Guillen  
PO BOX 1514  
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.: 620052363

**CHICAGO TITLE**  
620052363

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jesus C. Robles, a married man as his separate estate and Elvira M. Gamboa, a married person as a 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 Erica Yaneth Gaona Guillen and Gregorio Gaona Jimenez, a married couple

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

LOT 21, FOX HILL ESTATES DIVISION 2, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 21, 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): P83286 / 4484-000-021-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223904

Sep 22 2022

Amount Paid \$6645.00  
Skagit County Treasurer  
By Lena Thompson Deputy

WA-CT-FNRV-02150.620019-620052363

STATUTORY WARRANTY DEED  
(continued)

Dated: September 16, 2022

Jesus C. Robles  
Jesus C. Robles

Brenda Robles  
Brenda Robles

Elvira M. Gamboa  
Elvira M. Gamboa

Ramon Gamboa Guzman  
Ramon Gamboa Guzman

State of Washington  
County of Skagit

This record was acknowledged before me on 09-19-2022 by Jesus C. Robles and Brenda Robles.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

State of Washington  
County of Skagit

This record was acknowledged before me on 09-19-2022 by Elvira M. Gamboa and Ramon Gamboa Guzman.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

## EXHIBIT "A"

### Exceptions

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

Granted to:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system upon and under the right of way together with all necessary or convenient appurtenances therefore
Recording Date:	December 31, 1984
Recording No.:	8412310081
Affects:	Portion of said premises
  
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 the Plat of Fox Hill Estates Division No. 2:  
  
Recording No: 8607300024
  
3. Standard Participation Contract Certificate of Payment and Release for Sewer Connection Charge, and the terms and conditions thereof:  
  
Recording Date: August 28, 1986  
Recording No.: 8608280032
  
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

**EXHIBIT "A"**

Exceptions  
(continued)

NR Lands."

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