

When recorded return to:  
Jose J. Ruiz Quevedo and Marisol Rosas Cardoso  
816 North Laventure Road  
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE  
COUNTY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620052499

Escrow No.: 620052499

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Morris Paul Stanley, an unmarried person, as his 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 Jose J. Ruiz Quevedo and Marisol Rosas Cardoso, a married  
couple and Brian Ruiz, an unmarried person, as his separate estate

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.)

PTN OF LT 3, LA VENTURE MEADOWS

Tax Parcel Number(s): P80180 / 4360-000-003-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224260

Oct 19 2022

Amount Paid \$6245.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

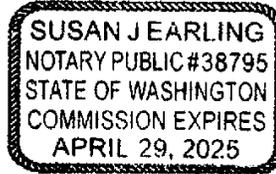
Dated: September 23, 2022

  
\_\_\_\_\_  
Morris Paul Stanley

State of WASHINGTON  
County of SKECHOMISH

This record was acknowledged before me on 10-7-2022 by Morris Paul Stanley.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 4-29-2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P80180 / 4360-000-003-0003**

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LOT 3, LA VENTURE MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 77, RECORDS OF SKAGIT COUNTY, WASHINGTON:

EXCEPT THE WEST 6 FEET OF SAID LOT, LYING ADJACENT TO AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF LAVENTURE ROAD, AS CONVEYED TO THE CITY OF MOUNT VERNON, WASHINGTON, BY DEED RECORDED APRIL 30, 1991 UNDER AUDITOR'S FILE NO. 9104300022, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 the Plat of LaVenture Meadow:  
  
Recording No: 861859
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution systems  
Recording Date: April 12, 1991  
Recording No.: 9104120095
3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. Assessments, if any, levied by Mt Vernon.
5. 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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 27, 2022

between Jose De Jesus Ruiz Quevedo ("Buyer")  
Buyer Buyer  
and Morris Stanley ("Seller")  
Seller Seller  
concerning 816 N Laventure Rd 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.

Jose De Jesus Ruiz Quevedo <sup>08/27/22</sup>  
Buyer Date  
Morris P Stanley <sup>08/28/22</sup>  
Seller Date  
\_\_\_\_\_  
Buyer Date Seller Date