

When recorded return to:
Alfredo Avila Castro
914 Burlingame Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPASS • WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052731

CHICAGO TITLE
620052731

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel B. Hitsman and Alina J. Hitsman, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) . and other valuable consideration
in hand paid, conveys, and warrants to Alfredo Avila Castro, an unmarried person and Felix Nieto, a
married person

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.)

LT 2, SP NO. 3-79; PTN OF SE 1/4 SE 1/4 OF 22-34-4

Tax Parcel Number(s): P27577 / 340422-4-014-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224371

Oct 26 2022

Amount Paid \$9785.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 24, 2022

Daniel B. Hitsman

Daniel B. Hitsman

Alina J. Hitsman

Alina J. Hitsman

State of WashingtonCounty of SkagitThis record was acknowledged before me on October 24, 2022 by Daniel B. Hitsman and Alina J. Hitsman.Alysia Hudson

(Signature of notary public)

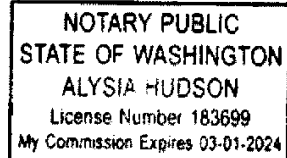
Notary Public in and for the State of WashingtonMy appointment expires: 03/01/2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27577 / 340422-4-014-0006

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 3-79 APPROVED MARCH 23, 1979 AND RECORDED MARCH 29, 1979 IN VOLUME 3 OF SHORT PLATS, PAGE 88, UNDER AUDITOR'S FILE NO. 7903290001, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, WEST MERIDIAN.

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 Skagit County Short Plat No. 3-79:

Recording No: 7903290001

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. 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 09/18/22
between Alfredo Avila-Castro Felix Nieto ("Buyer")
Buyer Buyer
and Daniel B Hilsman Alina J Hilsman ("Seller")
Seller Seller
concerning 914 Burlingame Rd Mount Vernon WA 98274 (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.

Authentication:
Alfredo Avila-Castro 09/18/22
Buyer Date
Authentication:
Felix Nieto 09/18/22
Buyer Date

Daniel B Hilsman 09/01/2022
Seller Date
Alina J Hilsman 09/01/2022
Seller Date