

When recorded return to:
Araceli Luna Miranda and Justa Martinez
924 Garfield Street
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.: 620052899

CHICAGO TITLE
620052899

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roy Dennis and Sandra Dennis, 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 Araceli Luna Miranda, a single woman and Justa Martinez, a
single woman

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. 5, BINDING SITE PLAN NO. MV2-93B.S.P ENTITLED WESTFIELD PLACE, REC NO.
9312150018

Tax Parcel Number(s): P104166 / 340419-0-069-0908

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224428

Oct 31 2022

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 25, 2022

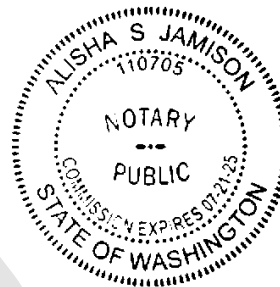
Roy Dennis
Roy DennisSandra Dennis
Sandra DennisState of Washington
County of PierceThis record was acknowledged before me on 21 October 2022 by Roy Dennis and Sandra Dennis.Alisha S Jamison
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: July 21, 2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104166 / 340419-0-069-0908

LOT 5, OF THE CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV2-93 B.S.P, ENTITLED "WESTFIELD PLACE", APPROVED DECEMBER 14, 1993, AND RECORDED DECEMBER 15, 1993, UNDER AUDITOR'S FILE NO. 9312150018, IN VOLUME 11 OF SHORT PLAT, PAGES 32 AND 33, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 13, OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M..

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

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:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	August 31, 1993
Recording No.:	9308310085
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 City of Mount Vernon Binding Site Plan No. MV2-93, B.S.P:

 Recording No: 9312150018

3. Covenants, conditions, restrictions and easements 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: December 15, 1993
 Recording No.: 9312150021

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.

EXHIBIT "B"**Exceptions
(continued)**

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."

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.
8. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.