

When recorded return to:

Nazario Garcia Gonzalez and Yolanta A. Santos
Moralez
18395 Cascade Street
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20224572

Nov 10 2022

Amount Paid \$5125.00

Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON425 Commercial St
Mount Vernon, WA 98273**CHICAGO TITLE**

620053016

Escrow No.: 620053016

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matias Caleb Cross, who acquired title as Matthew C. Clark, an unmarried individual and Shelby C. Jacobsen, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Nazario Garcia Gonzalez and Yolanta A. Santos Moralez, a married couple

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 SE 1/4 NW 1/4 19-34-4

Tax Parcel Number(s): P26350 / 340419-0-043-0004

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: October 27, 2022

Matias Caleb Cross

Shelby C. Jacobsen

State of OK

County of TTLS

This record was acknowledged before me on 11/08/2022 by Matias Caleb Cross.

Sandra Fay Furlow
(Signature of notary public)

Notary Public in and for the State of OK

My commission expires: 08/26/2024

SANDRA FAY FURLOW
Notary Public, State of Oklahoma
Commission # 20010441
My Commission Expires 08-26-2024

State of Washington

County of Skagit

This record was acknowledged before me on 11/08/2022 by Shelby C. Jacobsen.

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"
Legal Description

For APN/Parcel ID(s): P26350 / 340419-0-043-0004

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19,
TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 171 FEET WEST OF THE POINT OF INTERSECTION OF THE NORTH
LINE OF CASCADE AVENUE AND THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4
OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19;

THENCE NORTH 01°06'35" EAST 100 FEET;

THENCE NORTH 89°24'30" WEST 55 FEET;

THENCE SOUTH 01°06'35" WEST 100 FEET;

THENCE SOUTH 89°24'30" EAST 55 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. City, county or local improvement district assessments, if any.
3. 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."