

When recorded return to:

Estefany Vaca
1042 Jameson Street
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620053140

Escrow No.: 620053140

STATUTORY WARRANTY DEED

THE GRANTOR(S) Julie A. Spencer, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Estefany Vaca, a married woman, as her sole and separate property, and Rolando Herrera Rojas, a single man, and Lourdes Covarrubias Arreguin, 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.)

PTN LT 11, BLK 70, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY,
WASHINGTON

Tax Parcel Number(s): P121896 / 4150-070-011-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224706

Nov 23 2022

Amount Paid \$7509.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 21, 2022

Julie A. Spencer
Julie A. Spencer

State of OREGONCounty of COLUMBIAThis record was acknowledged before me on NOV 21ST, 2022 by Julie A. Spencer.

[Signature]
(Signature of notary public)

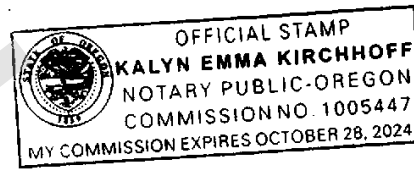
Notary Public in and for the State of OREGONMy commission expires: 10/28/2024

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P121896 / 4150-070-011-0000

THAT PORTION OF LOT 11, BLOCK 70, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF VACATED 11TH STREET SHOWN AS TRACT C ON THAT CERTAIN SURVEY FILED IN VOLUME 7 OF SURVEYS, AT PAGE 21, UNDER AUDITOR'S FILE NO. 8702060035, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11;
THENCE NORTH 89 DEGREES 35'04" WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 23.05 FEET;
THENCE NORTH 00 DEGREES 19'36" EAST PARALLEL WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 61.41 FEET;
THENCE NORTH 89 DEGREES 35'04" WEST, A DISTANCE OF 3.95 FEET;
THENCE NORTH 00 DEGREES 19'36" EAST, A DISTANCE OF 58.94 FEET TO THE NORTH LINE OF SAID LOT 11;
THENCE SOUTH 89 DEGREES 35'36" EAST, ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 27.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11;
THENCE NORTH 00 DEGREES 19'36" EAST, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 70;
THENCE SOUTH 89 DEGREES 35'36" EAST ALONG THE EASTERLY PROJECTION OF THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 33.00 FEET TO THE CENTERLINE OF VACATED 11TH STREET;
THENCE SOUTH 00 DEGREES 19'36" WEST ALONG THE CENTERLINE OF VACATED 11TH STREET, A DISTANCE OF 128.36 FEET TO THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 11;
THENCE NORTH 89 DEGREES 35'04" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

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 First Addition to the Town of Sedro in Skagit County, Washington:

Recording No: Volume 3, Page 29

2. Ordinance No. 1038 and the terms and conditions thereof:

Recording Date: January 15, 1987

Recording No.: 8701150113

3. 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 Survey:

Recording No: 8702060035

4. Ordinance No. 1445-03 of the City of Sedro Woolley (Vacation of Portion of Easement) and the terms and conditions thereof:

Recording Date: April 25, 2003

Recording No.: 200304250062

5. 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 Boundary Line Adjustment:

Recording No: 200408020216

6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

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

"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."

7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Sedro Woolley.