

**When recorded return to:**  
Nereida Caro De Leon  
515 East Fulton Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224798

Dec 06 2022

Amount Paid \$2965.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620053177

Escrow No.: 620053177

### STATUTORY WARRANTY DEED

THE GRANTOR(S) 515 E Fulton LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Nereida Caro De Leon, an unmarried person and Juan Fajardo,  
an unmarried 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.)

PTN LT. 7, BLK 6, VERNON HEIGHTS SECOND ADDN TO MOUNT VERNON

Tax Parcel Number(s): P118783 / 3764-006-007-0100

Subject to:

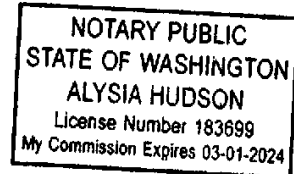
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 21, 2022

515 E Fulton LLC  
A Washington Limited Liability CompanyBY: all  
Al Lang  
Manager and Sole MemberState of washington  
County of skagitThis record was acknowledged before me on 11/22/2022 by  
al langas Manager and Sole Member of  
515 E Fulton LLC A Washington limited liability company  
Allysiadudson

(Signature of notary public)

Notary Public in and for the State of washingtonMy commission expires: 03/01/2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P118783 / 3764-006-007-0100**

LOT 7, BLOCK 6, VERNON HEIGHTS SECOND ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT RECORDED THEREOF IN VOLUME 3 OF PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY.

TOGETHER WITH THE EAST 8 FEET OF THE ADJACENT VACATED ALLEY WHICH ATTACHED BY OPERATION OF LAW.

EXCEPT THE NORTH 16 FEET THEREOF.

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 Vernon Heights Second Addition to Mt. Vernon Wash:

Recording No: 62596

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by Mt Vernon.
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.

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. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	\$195,000.00
Dated:	April 19, 2019
Trustor/Grantor:	515 E Fulton LLC, a Washington limited liability company
Trustee:	Chicago Title Company
Beneficiary:	Property Investors NW, LLC, a Washington limited liability company
Loan No:	Not Disclosed
Recording Date:	May 24, 2019
Recording No.:	201905240038