

When recorded return to:

Corey Keith Underwood and Kaylea Lynn Lugo also
known as Kaylea Lynn Underwood
305 South 32nd Place
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053268

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235254

Jan 20 2023

Amount Paid \$9295.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE
620053268

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodrigo Angulo, an unmarried person and Luciana M. Rocha, an unmarried person as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Corey Keith Underwood and Kaylea Lynn Lugo also known as Kaylea Lynn Underwood, 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.)

LT 82, EASTGATE ADDN PLAT NO. 8

Tax Parcel Number(s): P83731 / 4519-000-082-0007

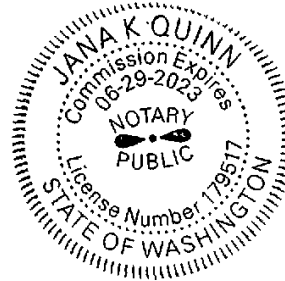
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/18/23

[Signature]
Rodrigo Angulo
[Signature]
Luciana M. Rocha



State of Washington
County of Skaagit

This record was acknowledged before me on 01/18/2023 by Rodrigo Angulo.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

State of Washington
County of Skaagit

This record was acknowledged before me on 01/18/2023 by Luciana M. Rocha.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

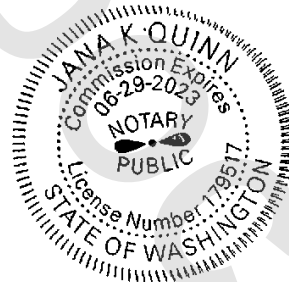


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P83731 / 4519-000-082-0007

LOT 82, EASTGATE ADDITION PLAT NO. 8, ACCORDING TO THE PLAT THEREOF, RECORDED
IN VOLUME 14 OF PLATS, PAGE(S) 91 AND 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Eastgate Addition Plat No. 3:

Recording No: 8403280008

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Utilities
Recording Date: March 28, 1984
Recording No.: 8403280008
Affects: Portion of said premises

3. Water Development Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and Shoreline Savings
Recording Date: June 18, 1985
Recording No.: 8506180035

4. 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: 8703100008

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 the Plat of Eastgate Addition Plat No. 8:

Recording No: 8910040040

EXHIBIT "B"

Exceptions
(continued)

6. 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: October 4, 1989
Recording No.: 8910040041

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 14, 1990
Recording No.: 9002140021

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent lot owners
Purpose: Ingress, egress and utilities
Recording Date: September 5, 1991
Recording No.: 9109050004
Affects: Portion of said premises

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Mt Vernon.
10. City, county or local improvement district assessments, if any.
11. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2023.

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 December 10, 2022
between Corey Keith Underwood Kaylea Lynn Lugo ("Buyer")
Buyer Buyer
and Rodrigo Angulo Luciana M Rocha ("Seller")
Seller Seller
concerning 305 S 32nd Pl 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.

Authenticator
Corey Keith Underwood 12/10/22
Buyer Date
Authenticator
Kaylea Lynn Lugo 12/10/22
Buyer Date

Authenticator
Rodrigo Angulo 12/10/2022
Seller Date
Authenticator
Luciana M Rocha 12/10/2022
Seller Date