

When recorded return to:
Felipe Garcia and Marina Garcia-Cruz
PO Box 625
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235796
Mar 14 2023
Amount Paid \$5445.00
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 CO.
620053237

Escrow No.: 620053237

STATUTORY WARRANTY DEED

THE GRANTOR(S) David Davidson and Jerrie L. Davidson, husband and wife and John Davidson, a married man, as his separate property and Timothy Davidson, 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 Felipe Garcia and Marina Garcia-Cruz, 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 NW 1/4 SW 1/4, SEC 16-34-4E, W.M.

Tax Parcel Number(s): P24938 / 340416-0-024-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 17, 2023

David Davidson
David Davidson

Jerrie L. Davidson
Jerrie L. Davidson

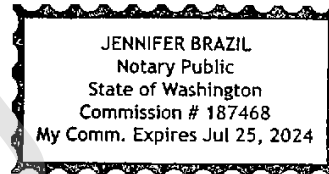
John Davidson
John Davidson

Timothy Davidson
Timothy Davidson

State of Washington
County of Skagit

This record was acknowledged before me on 2-17-2023 by David Davidson and Jerrie L. Davidson.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



State of Washington
County of Skagit

This record was acknowledged before me on 2-17-2023 by John Davidson.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



State of Washington
County of Skagit

This record was acknowledged before me on 2-17-2023 by Tim Davidson.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

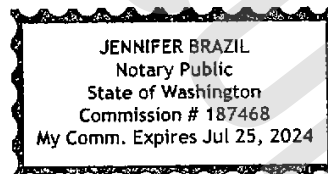


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24938 / 340416-0-024-0000

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH MARGIN OF THE COUNTY ROAD, 563.6 FEET EAST AND 25 FEET SOUTH OF THE WEST QUARTER CORNER OF SAID SECTION;

THENCE SOUTH, 264 FEET;

THENCE EAST, 82.5 FEET;

THENCE NORTH, 264 FEET;

THENCE WEST 82.5 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DECREE ENTERED MAY 8, 1969, IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 30305.

AND EXCEPT THAT PORTION THEREOF CONVEYED FOR HIGHWAY PURPOSES BY DEED RECORDED OCTOBER 15, 2001 AND RECORDED UNDER RECORDING NO. 200110150158.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions and restrictions contained in Deed 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 No.: 127165
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sewer
Recording Date: June 12, 1973
Recording No.: 786308
3. Standard Participation Contract, including the terms, covenants and provisions thereof

Recording No.: 863540
Recording No.: 866333
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: 199909220010
Affects: West line
5. 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

EXHIBIT "B"Exceptions
(continued)

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."

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

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 January 23, 2023
between Felipe Garcia Marina Garcia-Cruz ("Buyer")
Buyer Buyer
and David and Jerrie Davidson John Davidson and Tim Davidson ("Seller")
Seller Seller
concerning 2320 E College Way Mount Vernon WA 98273 (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.

<small>Authenticator</small> <u>Felipe Garcia</u>	<u>01/23/2023</u>
<small>Buyer</small>	<small>Date</small>
<small>Authenticator</small> <u>Marina Garcia-Cruz</u>	<u>01/23/2023</u>
<small>Buyer</small>	<small>Date</small>

<small>Authenticator</small> <u>David Davidson</u>	<u>01/24/23</u>
<small>Authenticator</small> <u>Jerrie Davidson</u>	<u>01/24/23</u>
<small>Seller</small> <u>John Davidson</u>	<u>01/25/23</u>
<small>Authenticator</small> <u>Tim Davidson</u>	<u>01/24/23</u>
<small>Seller</small>	<small>Date</small>