

When recorded return to:
Samuel Merino Cruz
17560 Bennett Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236192
Apr 20 2023
Amount Paid \$7925.00
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
620053689

Escrow No.: 620053689

STATUTORY WARRANTY DEED

THE GRANTOR(S) North Ridge Builders Inc. , A Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Samuel Merino Cruz and Elvia Vazquez Hernandez, unmarried
persons

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.)

ALL LTS 6 & 7 AND PTN LTS 5 & 8, BLK 10, PLAT OF RIVER VIEW ADDN, TOWN OF AVON

Tax Parcel Number(s): P70469 / 4046-010-008-0017

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: April 11, 2023

North Ridge Builders Inc

BY: Michael J. Belisle
Michael J. Belisle, PresidentState of Washington
County of WhatcomThis record was acknowledged before me on 4/11/23 byMichael J. Belisle
as President of North Ridge Builders Inc.(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 8.29.2024

LEAH J RICHARDSON
STATE OF WASHINGTON
NOTARY PUBLIC
License # 13667
MY COMMISSION EXPIRES
August 29, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70469 / 4046-010-008-0017

ALL OF LOTS 6 AND 7 AND THE WEST 2 FEET OF LOTS 5 AND 8, BLOCK 10, PLAT OF RIVER VIEW ADDITION, TOWN OF AVON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE VACATED ALLEY ADJACENT AND ABUTTING THEREON WHICH ATTACHED BY OPERATION OF LAW; ALSO TOGETHER WITH THE EAST 50 FEET OF VACATED CHERRY STREET ADJACENT TO AND ABUTTING UPON THE WEST LINE OF SAID BLOCK 10 WHICH ATTACHED BY OPERATION OF LAW;

EXCEPT FROM THE ABOVE, THAT PORTION CONVEYED TO DIKE DISTRICT NO. 12 BY DEEDS RECORDED IN VOLUME 167 OF DEEDS, PAGES 33, 35, AND 37, 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 River View Addition , Town of Avon:

Recording No: Volume 3, Page 21

2. 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."

3. City, county or local improvement district assessments, if any.
4. 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 February 17, 2023

between Samuel Merino Cruz Elvia Vazquez Hernandez ("Buyer")
Buyer Buyer
and Ridge Builders North ("Seller")
Seller Seller
concerning 17560 Bennett Rd 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.

Authenticator
Samuel Merino Cruz 02/17/2023
Buyer Date

Authenticator
Elvia Vazquez Hernandez 02/17/2023
Buyer Date

Authenticator
Michael J Belisle 02/17/23
Seller Date

Seller Date