

202305120032

05/12/2023 11:39 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

Jerly C. Branzuela
210 Rainbow Drive
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236467

May 12 2023

Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE
620053855

Escrow No.: 620053855

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edgar Gomez and Karla Gomez, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Janice A. Empleo, a single woman and Jerly C. Branzuela, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 18, "FAIRVIEW ADDITION REPLAT IN TRACTS 35 AND 38, PLAT OF THE BURLINGTON ACREAGE PROPERTY", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P72510 / 4083-000-018-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 8, 2023

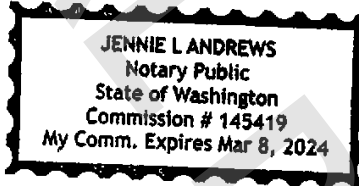
Edgar Gomez
Edgar Gomez

Karla Gomez

State of Washington
County of Skaagit

This record was acknowledged before me on 05/09/2023 by Edgar Gomez and Karla Gomez.

Jennie L. Andrews
(Signature of notary public) Jennie L. Andrews
Notary Public in and for the State of Washington
My commission expires: 03/08/2024
Resides in: Island County



STATUTORY WARRANTY DEED
(continued)

Dated: May 8, 2023

Edgar Gomez

Karla Gomez
Karla Gomez

State of CALIFORNIA

County of SAN DIEGO

This record was acknowledged before me on 05/09/2023 by Edgar Gomez and Karla Gomez.

(Signature of notary public)

Notary Public in and for the State of CA

My commission expires: 02/12/2026



EXHIBIT "A"
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 Fairview Addition Replat in Tracts 35 and 38, Plat of the Burlington Acreage Property:

Recording No: 529820

2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: February 14, 1956

Auditor's No(s): 531650, records of Skagit County, Washington

Executed By: Wilson W. Swank and Minnie Swank, husband and wife; and Ernest Boettcher and Iva Boettcher, husband and wife; and Harold Thornton and Margaret Jeanne Thornton, husband and wife

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: April 1, 1955

Auditor's No(s): 515509, records of Skagit County, Washington

Executed By: George Wallace

4. Terms and conditions of that Ordinance No. 934;

Recorded: October 19, 1979

Auditor's No.: 7910190012, records of Skagit County, Washington

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

EXHIBIT "A"**Exceptions**
(continued)

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."

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