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05/25/2023 04:01 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**When recorded return to:**  
Ma Diocelina Luna and Ruben Arreola  
23084 Franklin Road  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236646

May 25 2023

Amount Paid \$6058.41  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620053537

Escrow No.: 620053537

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mariah Phillips, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Ma Diocelina Luna and Ruben Arreola, husband and wife and Sandra Goveia, 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 NW 1/4 NW 1/4 SEC 32-33-4E, W.M.

Tax Parcel Number(s): P17579 / 330432-2-002-0107

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 19, 2023

Mariah Phillips  
Mariah Phillips

State of Arizona  
County of MaricopaThis record was acknowledged before me on 05/22/2023 by Mariah Phillips.

Deborah Anzlee Hart  
(Signature of notary public)  
Notary Public in and for the State of Arizona  
My commission expires: 07/14/2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P17579 / 330432-2-002-0107**

THAT PART OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION;  
THENCE NORTH 416 FEET;  
THENCE WEST 208 FEET;  
THENCE SOUTH 416 FEET;  
THENCE EAST 208 FEET TO THE POINT OF BEGINNING;

EXCEPT COUNTY ROAD KNOWN AS THE FRANKLIN ROAD ALONG THE EAST LINE THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
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.
5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2023
Tax Account No.:	P17579 / 330432-2-002-0107
Levy Code:	2665
Assessed Value-Land:	\$256,000.00
Assessed Value-Improvements:	\$294,400.00

General and Special Taxes:	
Billed:	\$4,945.32
Paid:	\$0.00
Unpaid:	\$4,945.32