

202306080036

06/08/2023 01:00 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor, WA

**When recorded return to:**  
Eli Aguilar and Rachel Aguilar  
307 North Central Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236807

Jun 08 2023

Amount Paid \$12410.00  
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

Escrow No.: 620054277

**CHICAGO TITLE**  
620054277

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Arthur W. Spanski and Judy A. Spanski, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Eli Aguilar and Rachel Aguilar, a married couple and Brian Munoz, 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. NE NE, 24-35-4E, W.M.

Tax Parcel Number(s): P37489 / 350424-0-112-0101, P37491 / 350424-0-112-0309

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6.6.2023

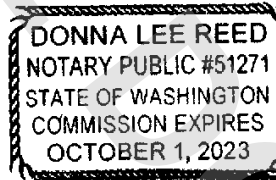
x Arthur W. Spanski  
Arthur W. Spanski

x Judy A. Spanski  
Judy A. Spanski

State of Washington  
County of Skaet

This record was acknowledged before me on 6.6.2023 by Arthur W. Spanski and Judy A. Spanski.

Donna Lee Reed  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 10/1/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P37489 / 350424-0-112-0101 and P37491 / 350424-0-112-0309**

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Parcel A:

The West 103 feet of the East 206 feet of the following described parcel:

BEGINNING at a point 10 feet East and 845 feet North of the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian; thence East 310 feet; thence North 70 feet; thence West to a point 10 feet East of the West line of said Northeast Quarter of the Northeast Quarter; thence South 70 feet to the point of beginning of this description.

Parcel B:

The West 103 feet of the East 206 feet of the following described tract; That portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

BEGINNING at a point 10 feet East and 915 feet North of the Southwest corner of said Northeast Quarter of the Northeast Quarter; thence East 310 feet; thence North to the Southeast corner of that certain tract conveyed to Nels Hodgkin, et ux, by deed recorded under Auditor's File No. 442904, records of Skagit County, Washington; thence West along the South line of said Hodgkin Tract 310 feet to a point 10 feet East of the West line of said Northeast Quarter of the Northeast Quarter; thence South to the point of beginning;

EXCEPT the North 24 feet thereof.

Parcel C:

An undivided one-half interest in the North 24 feet of the following described tract:

That portion of the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

BEGINNING at a point 10 feet East and 915 feet North of the Southwest corner of said Northeast Quarter of the Northeast Quarter; thence East 310 feet; thence North to the Southeast corner of that certain tract conveyed to Nel Hodgkin, et ux, by deed recorded under Auditor's File No. 442904, records of Skagit County, Washington; thence West along the South line of said Hodgkin Tract 310 feet to a point 1 feet East of the West line of said Northeast Quarter of the Northeast Quarter; thence South to the point of beginning;

All situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

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

Granted to:	Dewey S. Hyatt and Janet S. Hyatt, husband and wife
Purpose:	Roadway and utilities
Recording Date:	March 29, 1972
Recording No.:	766267
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Hayes W. McCormick and Hazel F. McCormick, husband and wife
Purpose:	Utilities
Recording Date:	July 27, 1972
Recording No.:	771724
  
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	September 7, 1972
Recording No.:	773670
  
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Arthur W. Spanski and Judy A. Spanski, husband and wife
Purpose:	storm sewer
Recording Date:	August 17, 1998
Recording No.:	9808170006
  
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 Survey:  
  
Recording No: 9812040074
  
6. Any lien or liens arising from the remaining fractional interest in P-37491, whether arising through the payment of taxes or otherwise.

**EXHIBIT "B"**Exceptions  
(continued)

7. 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."
8. Assessments, if any, levied by Sedro Woolley.
9. City, county or local improvement district assessments, if any.
10. 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.