

**When recorded return to:**

Edison Chimborazo Macas and Thi Hong Nhung Le  
13111 Beaver Lake Rd  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237117

Jun 30 2023

Amount Paid \$8245.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**CHICAGO TITLE  
620053947**

Ticor Title RES70205589  
Chicago Title 620053947 4

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gleofel Sanguillosa and Adeline Sanguillosa, 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 Edison Chimborazo Macas and Thi Hong Nhung Le, 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 OF TRACT 2, BUCHANAN ACREAGE PLAT 1, SKAGIT COUNTY WA

Tax Parcel Number(s): P62240 / 3866-000-002-0203


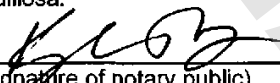
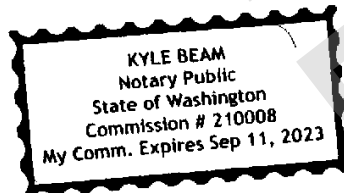
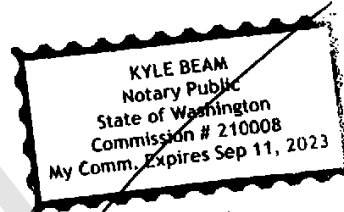
Subject to:

1. See Exhibit "B" attached hereto and made a part hereof

## STATUTORY WARRANTY DEED

(continued)

Dated: June 19, 2023

  
\_\_\_\_\_  
Gleofel Sanguillosa  
\_\_\_\_\_  
Adeline SanguillosaState of Washington  
County of SkagitThis record was acknowledged before me on 6-19-23 by Gleofel Sanguillosa and Adeline Sanguillosa.  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 9-11-23

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62240 / 3866-000-002-0203**

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THOSE PORTIONS OF TRACT 2, BUCHANAN ACREAGE PLAT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID TRACT, 200 FEET SOUTHEASTERLY OF THE NORTHWEST CORNER THEREOF;  
THENCE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE  
EASTERLY ON THE SOUTH LINE OF SAID TRACT, 80 FEET;  
THENCE NORTHWESTERLY, PARALLEL WITH THE WESTERLY LINE OF SAID TRACT TO A  
POINT 200 FEET SOUTH OF (MEASURED AS RIGHT ANGLES) THE NORTHERLY LINE OF SAID  
TRACT;  
THENCE WESTERLY 80 FEET TO THE POINT OF BEGINNING.  
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID TRACT, 100 FEET TO THE  
TRUE POINT OF BEGINNING;  
THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, 100 FEET;  
THENCE EASTERLY, PARALLEL WITH THE NORTHERLY LINE, 80 FEET;  
THENCE NORTHWESTERLY, PARALLEL WITH THE WESTERLY LINE OF SAID TRACT, 100  
FEET;  
THENCE WESTERLY TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B" EXCEPTIONS

Order No.: RES70205589

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 Buchanan Acreage Plat 1, recorded in Volume 4 of Plats, Page 6:

Recording No: 91269

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.