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09/08/2023 02:28 PM Pages: 1 of 4 Fees: \$206.50

Skagit County Auditor, WA

When recorded return to: Jaime Aceves 935 Greenleaf Ave Burlington, WA 98233

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20238004 Sep 08 2023 Amount Paid \$6277.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620053943

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Juventino Baza, 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 Jaime Aceves, an unmarried person and Liliana Ortiz, an unmarried person and Carmen Ortiz-Medina, an unmarried person

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

LOTS 8, 9 AND THE EAST 7 AND HALF FEET OF LOT 10, BLOCK 118, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, 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): P72037 / 4076-118-010-0009

Subject to:

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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STATUTORY WARRANTY DEED

(continued)

Dated: 08/22/23

Juventino Baza

State of Washington

County of Skaglt

This record was acknowledged before me on AVQUST 22. 2023 by Juventino Baza.

(Signature of notaly public)
Notary Public in and for the State of Washing
My appointment expires: 03/01/2074

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Amended Plat of Burlington, Skagit County, Washington:

Recording No: 16511

 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."

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22,23

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Form 22P Skpgil Right-to-Menage Disclosure Rev. 10/14 Page 1 of 1

Skagit County Right-to-Manage Natural Resource Lands Disclosure

Copyright 2014
Northwest Muliiple Listing Service
ALL RIGHT'S RESERVED

Date

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