

When recorded return to:

Raul Flores Sanchez and Marcelina Soto Sanchez
1029 Vera Court
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20238173

Sep 25 2023

Amount Paid \$7365.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON**CHICAGO TITLE**
620054526

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054526

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mircea Dragomir Trustee of the The Richard Webster GST Exempt Trust Created
Under the John D. and Barbara E. Webster 1990 Family Trust dated April 11, 1990, as amended

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Raul Flores Sanchez and Marcelina Soto Sanchez, 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.)

LT. 1, BRITTWOOD

Tax Parcel Number(s): P100831 / 4578-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED

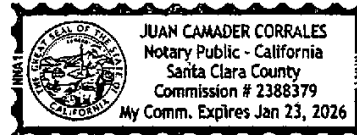
(continued)

Dated: 9/21/2023

The Richard Webster GST Exempt Trust Created Under the John D. and Barbara E. Webster 1990 Family Trust dated April 11, 1990, as amended

BY: Mircea Dragomir
Mircea Dragomir
TrusteeState of CALIFORNIA
County of SANTA CLARAThis record was acknowledged before me on 09/21/2023 by MIRCEA DRAGONIR ⁷⁰²
of _____

(Signature of notary public)

Notary Public in and for the State of CALIFORNIAMy commission expires: 01/23/2026

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA

On 09/21/2023 before me, Juan Camader Corrales, Notary Public
(insert name and title of the officer)

personally appeared MIRCEA DRAGOMIR
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100831 / 4578-000-001-0000

LOT 1, "PLAT OF BRITTWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 31 AND 32, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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

In favor of:	Public Utility District No. 1 of Skagit County, a municipal corporation
Purpose:	Water pipeline
Recording Date:	October 13, 1992
Recording No.:	9210130026
Affects:	Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power and Light Company, a Washington corporation
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	December 9, 1991
Recording No.:	9112090089
Affects:	Portion of said premises

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date:	March 27, 1992
Recording No.:	9203270023

Modification(s) of said covenants, conditions and restrictions

Recording Date:	January 29, 2010
Recording No.:	201001290118

4. 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 Brittwood:

Recording No:	9203270022
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5. Skagit County Right to Manage Natural Resource Lands Disclosure and the terms and conditions thereof:

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

Recording Date: October 23, 2017
Recording No.: 201710230129

6. 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."

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

Authenticity ID: 73/LEAD4243-CE11-101F-1-000000000000

John L. Scott
REAL ESTATE

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 25, 2023
between Raul Flores Sanchez Marcelina Soto Sanchez ("Buyer")
Buyer Buyer
and Richard Webster GST Exempt Tru Mircea Dragomir, Trustee ("Seller")
Seller Seller
concerning 1029 Vera Court Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticity
Raul Flores Sanchez 08/25/2023
Buyer Date

Authenticity
Marcelina Soto Sanchez 08/25/2023
Buyer Date

Authenticity
Mircea Dragomir, Trustee 08/31/23
Seller Date

Authenticity
Richard Webster GST Exempt Tru 9/21/23
Seller Date