

**When recorded return to:**  
Pablo Garcia-Urieta  
1222 Crystal Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238206  
Sep 28 2023  
Amount Paid \$7285.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO-TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054683

**CHICAGO TITLE**  
620054683

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Muckdara Vannaxay, an unmarried person and Nathaniel B. Hoag, an unmarried person, as joint tenants

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Maria Cruz Urieta-Acosta and Pablo Garcia-Mondragón, a married couple and Pablo Garcia-Urieta, unmarried

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

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

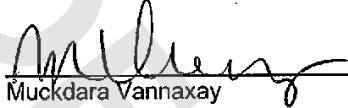

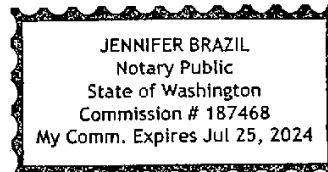
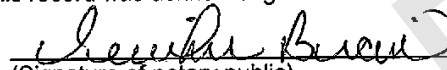
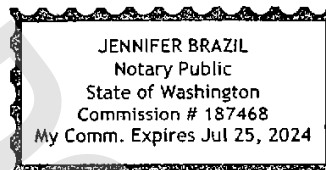
Abbreviated Legal: (Required if full legal not inserted above.)

LT 6, PLAT OF COUNTRY AIRE PHASE 3

Tax Parcel Number(s): P104482 / 4625-000-006-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: September 22, 2023  
Muckdara Vannaxay  
Nathaniel Brian HoagState of Washington  
County of SkagitThis record was acknowledged before me on 9-22-2023 by Muckdara Vannaxay.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024State of Washington  
County of SkagitThis record was acknowledged before me on 9-22-2023 by Nathaniel B. Hoag.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104482 / 4625-000-006-0005**

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LOT 6, "PLAT OF COUNTRY AIRE PHASE 3," AS PER PLAT RECORDED IN VOLUME 15 OF  
PLATS, PAGES 157 AND 158, 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 granted in a document:
 

Granted to: Puget Sound Power and Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: October 29, 1992  
 Recording No.: 9210290099  
 Affects: A strip of land 10 feet in width across all lots, tracts and spaces located within the above descried property being parallel to and coincident with the boundaries of all private/public street and road right of way.
  
2. Sanitary Sewer Connection Credit
 

\$102,409.65 shall be applied against the per lot current rates at the time of building permit application
  
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: June 11, 1993  
 Recording No.: 9306110140  
 Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 15, 1993  
 Recording No.: 9309150090
  
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 Country Aire Phase 3:
 

Recording No: 9402220117
  
5. 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,

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

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: February 20, 1994

Recording No.: 9402200118

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife

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 Burlington.
9. City, county or local improvement district assessments, if any.

# Weichert REALTORS Edge Home Sales

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

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

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 08/24/23  
between \_\_\_\_\_ ("Buyer")  
Buyer  
and Muckdara Vannaxay ("Seller")  
Seller  
concerning 1222 Crystal Ln Burlington WA 98233 (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.

Authentication  
Pablo Garcia-Urieta 08/24/23  
Buyer Date

Authentication  
Maria Cruz Urieta-Acosta 08/24/23  
Buyer Date

Authentication  
Pablo Garcia-Mondragon 08/24/23  
Buyer Date

Authentication  
[Signature] 7/18/23  
Seller Date

Authentication  
[Signature] 7/14/23  
Seller Date