

**When recorded return to:**  
Francisco Hernandez Zavala  
24705 Twin Holly Court  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238234  
Sep 29 2023  
Amount Paid \$9295.00  
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.: 620054344

**CHICAGO TITLE**  
*620054344*  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Carley Lynch, a married person and Ashley Jacobs, a married person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Francisco Hernandez Zavala, an unmarried person and Leticia  
Castaneda Gonzalez, 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

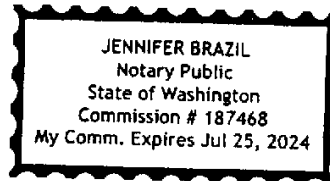
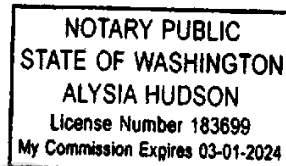
Abbreviated Legal: (Required if full legal not inserted above.)

LT 1, SKAGIT COUNTY SP NO. 93-037; **BEING PTN NE 19-35-05**

Tax Parcel Number(s): P104464 / 350519-0-154-0100

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 9/25/23Carley Lynch  
Carley Lynch  
Ashley Jacobs  
Ashley JacobsState of Washington  
County of Skagit  
This record was acknowledged before me on 9-28-2023 by Carley Lynch.Jennifer Brazil  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024State of Washington  
County of Skagit  
This record was acknowledged before me on 09/25/2023 by Ashley Jacobs.Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104464 / 350519-0-154-0100**

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LOT 1, SKAGIT COUNTY SHORT PLAT NO. 93-037, APPROVED NOVEMBER 12, 1975, AND RECORDED NOVEMBER 17, 1993, IN VOLUME 11 OF SHORT PLATS, PAGE 19 & 20, UNDER AUDITOR'S FILE NO. 9311170073, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.,  
EXCEPT THE NORTH 10 FEET OF THE MOST EAST 163.66 FEET THEREOF.

TOGETHER WITH THE WEST 23 FEET OF THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4;  
THENCE NORTH 88°11'30" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 1,353.06 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 1°49'58" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 949.93 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE SOUTH 88°11'30" WEST A DISTANCE OF 217.85 FEET;  
THENCE SOUTH 2°45'00" EAST A DISTANCE OF 70.01 FEET;  
THENCE NORTH 88°11'30" EAST A DISTANCE OF 216.73 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION;  
THENCE NORTH 1°49'58" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING,  
EXCEPT THE EASTERLY 20 FEET THEREOF AS THE COUNTY ROAD.

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:                      Puget Sound Power and Light Company  
 Purpose:                        Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date:                August 7, 1962  
 Recording No:                  624779  
 Affects:                        Portion of said premises
  
2. 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 Skagit County Short Plat No. 93-037:
 

Recording No:                    9311170073
  
3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon age, 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:                January 18, 1994  
 Recording No.:                9401180075

Modification(s) of said covenants, conditions and restrictions

Recording Date:                June 20, 1997  
 Recording No.:                9706200021
  
4. Joint Utility and Road Maintenance Agreement, and the terms and conditions thereof:
 

Recording Date: January 18, 1994  
 Recording No.:                9401180076
  
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

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

"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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.

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 August 13, 2023  
between Francisco Hernandez Zavala Leticia Castaneda Gonzalez ("Buyer")  
Buyer Buyer  
and Carley Lynch Ashley Jacobs ("Seller")  
Seller Seller  
concerning 24705 Twin Holly Ct Sedro Woolley WA 98284 (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.

|                            |                     |                       |                     |
|----------------------------|---------------------|-----------------------|---------------------|
| <u>Francisco Hernandez</u> | <u>08-16-23</u>     | <u>Carley Lynch</u>   | <u>08/06/2023</u>   |
| <small>Buyer</small>       | <small>Date</small> | <small>Seller</small> | <small>Date</small> |
| <u>Leticia Castaneda</u>   | <u>08-16-23</u>     | <u>Ashley Jacobs</u>  | <u>08/05/2023</u>   |
| <small>Buyer</small>       | <small>Date</small> | <small>Seller</small> | <small>Date</small> |