

When recorded return to:
Bernadette Agustin and Ronnie Agustin
16763 Britt Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238359
Oct 11 2023
Amount Paid \$4805.00
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

CHICAGO TITLE
620055179

Escrow No.: 620055179

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joan L. Davis, a married person as a separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Bernadette Agustin and Ronnie Agustin, a married couple as to
an undivided 20% interest and Robert Agustin a married man as his separate estate as to an undivided
80% interest, as joint tenants with right of survivorship

the following described real estate, situated in the County of Skagit, State of Washington:
TRACT A, SHORT PLAT NO. 82-78, APPROVED OCTOBER 6, 1978, RECORDED OCTOBER 6,
1978 IN BOOK 3 OF SHORT PLATS, PAGE 24, UNDER AUDITOR'S FILE NO. 888914 AND
BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M..

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P28854 / 340430-4-047-0104

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/09/2023

Joan L. Davis
Joan L. Davis

State of NC

County of Gaston

This record was acknowledged before me on 10/09/2023 by Joan L. Davis.

Wanda S. Ezell, Notary Public
(Signature of notary public)
Notary Public in and for the State of NC
My appointment expires: 09/19/2024

WANDA S. EZELL Notary Public, North Carolina Mecklenburg County My Commission Expires <u>09/19/2024</u>

EXHIBIT "A"
Exceptions

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 Short Plat No. 82-78:

Recording No: 888914

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
 Purpose: Right to use the easement area to construct, operate, maintain, repair, replace, improve, remove, upgrade and extend one or more utility systems for purposes of transmission, distribution and sale of electricity
 Recording Date: December 14, 2021
 Recording No.: 202112140123
 Affects: Portion of said premises

3. City, county or local improvement district assessments, if any.

4. 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."