

202310130048

10/13/2023 12:38 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:
Antonio Andrade Lara and Alcadia Ramos Deniz
842 Katelyn Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238391
Oct 13 2023
Amount Paid \$15080.00
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

6200 SS 141

Escrow No.: 620055161

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kolby Doerge and Melissa Brandon-Doerge, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Antonio Andrade Lara and Alcadia Ramos Deniz, 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, SHORT PLAT NO. 22-89; **BEING PTN NW SW 23-34-3**

Tax Parcel Number(s): P22437 / 340323-3-005-0314, P22435 / 340323-3-005-0207

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10-10-23

[Signature]
Kolby Doerge

[Signature]
Melissa Brandon-Doerge

State of washington
County of skagit

This record was acknowledged before me on October 10, 2023 by Kolby Doerge and Melissa Doerge.

Alysia Hudson
(Signature of Notary public)
Notary Public in and for the State of washington
My appointment expires: 03/01/2024

NOTARY PUBLIC STATE OF WASHINGTON ALYSIA HUDSON License Number 183699 My Commission Expires 03-01-2024
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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22437 / 340323-3-005-0314 and P22435 / 340323-3-005-0207

PARCEL A:

LOT 1, SHORT PLAT NO. 22-89, APPROVED JULY 24, 1989, RECORDED AUGUST 15, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 153, UNDER AUDITOR'S FILE NO. 8908150014, AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 23, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

LOT B, SHORT PLAT NO. 108-78, APPROVED JANUARY 12, 1979, RECORDED JANUARY 12, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 62, UNDER AUDITOR'S FILE NO. 894654, AND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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. 108-78:

Recording No: 894654

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 Short Plat No. 22-89:

Recording No: 8908150014

3. Title Notification and the terms and conditions thereof:

Recording Date: October 24, 2002
Recording No.: 200210240105

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

EXHIBIT "B"
Exceptions
(continued)

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."



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 September 28, 2023
between Antonio Andrade Lara Alcadia Ramos Deniz ("Buyer")
Buyer Buyer
and Kolby Doerge Melissa Doerge ("Seller")
Seller Seller
concerning 16028 McLean Rd Mount Vernon 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.

Authenticated
Antonio Andrade Lara 09/30/2023
Buyer Date
Authenticated
Aladia Ramos Deniz 09/30/2023
Buyer Date

Authenticated
Kolby Doerge 10/02/2023
Seller Date
Authenticated
Melissa Doerge 10/02/2023
Seller Date