



202310260017

10/26/2023 09:26 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:
Edgar Huerta
505 Kenkirk Pl
Burlington. WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 8518
OCT 26 2023

Amount Paid \$ 2165.00
Skagit Co. Treasurer
By *UH* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620054676

Escrow No.: 620054676

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Barone, a married man as his 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 Edgar Huerta, an unmarried person and Renato Huerta Orozco,
a married man as his separate estate

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.)

TRACT 1, SP 139-79; PTN SW1/4 SEC 2-33-4

Tax Parcel Number(s): P16223 / 330402-3-004-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: October 20, 2023

John Barone
John Barone

Kari Barone
Kari Barone

State of Arizona

County of Yuma

This record was acknowledged before me on October 20, 2023 by John Barone and Kari Barone.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Arizona
My appointment expires: 3/20/2026



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16223 / 330402-3-004-0005

TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 139-79, APPROVED OCTOBER 12, 1979, AND RECORDED OCTOBER 17, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 195, UNDER AUDITOR'S FILE NO. 7910170002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

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: Day Lumber Company and H.C. Peters and Gertrude Peters, husband and wife
Purpose: highway
Recording Date: January 23, 1922
Recording No.: Volume 123 and Page 594
Affects: the exact location and extent of easement is undisclosed of record

2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Day Lumber Company
Recording Date: December 17, 1912
Recording No.: 94380

NOTE: This exception does not include present ownership of the above mineral rights.

3. 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. 139-79:

Recording No: 7910170002

4. Agreement and the terms and conditions thereof

Executed by: Gordon E. Elliot and Douglas H. Dore and Patti A. Dore, husband and wife
Recording Date: December 11, 1986
Recording No.: 8612110002
Providing: water use

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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:

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."

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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/11/23
between Renato Huerta Orozco Edgar Huerta ("Buyer")
Buyer Buyer
and John Barone ("Seller")
Seller Seller
concerning 0-NHN Chauterelle Lane 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 14.36, 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.

Authenticator
Edgar Huerta 10/11/23
Buyer Date

Authenticator
John Barone 07/12/2023
Seller Date

Authenticator
Renato Huerta Orozco 10/11/23
Buyer Date

Seller Date