

202401240021

01/24/2024 10:45 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Bruce Trudell and Kari Trudell
2011 Windsor Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249404
Jan 24 2024
Amount Paid \$10274.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620055493

Escrow No.: 245460888

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jose Maciel and Angelia M. Maciel, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys and warrants to Bruce Trudell and Kari Trudell, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 35, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON," AS PER PLAT
RECORDED IN VOLUME
7 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

Tax Parcel Number(s): P52527 / 3713 000 035 0001,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/19/24

[Signature]
Jose Maciel

[Signature]
Angelia M. Maciel

State of Washington
County of SKAGIT

This record was acknowledged before me on 1-19-2024 by Jose Maciel and Angelia M. Maciel.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024



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 the Plat of College Heights Addition:
Recording No: 583572
2. 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: November 4, 1959
Recording No.: 587468
3. 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

EXHIBIT "A"

Exceptions
(continued)

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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.