

**When recorded return to:**  
Armando Esquivel-Colin and Juana  
Esquivel-Ponce  
16088 Mclean Road #36  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249623

Feb 20 2024

Amount Paid \$6405.00

Skagit County Treasurer

By Candi Newcombe Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE COMPANY**  
**620055623**

Escrow No.: 620055623

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Duane A. Melcher, an unmarried person, 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 Armando Esquivel-Colin and Juana Esquivel-Ponce, a married  
couple and Adiel Esquivel-Colin, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

THE SOUTH 73.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THE  
WEST 230.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE SOUTH  
1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST  
1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34

NORTH, RANGE 3 EAST W.M.

TOGETHER WITH THE SOUTH 73.00 FEET (AS MEASURED PERPENDICULAR TO THE  
SOUTH LINE) OF THE EAST 60.00 FEET OF THE WEST 290.00 FEET (AS MEASURED  
PERPENDICULAR TO THE WEST LINE) OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE  
SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE

SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

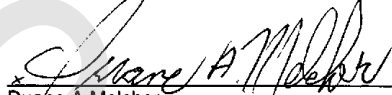
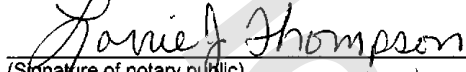
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P21661 / 340312-3-012-0003

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)Dated: 02/13/2024  
Duane A. MelcherState of WashingtonCounty of SnohomishThis record was acknowledged before me on February 13, 2024 by Duane A. Melcher.

(Signature of notary public)

Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2024

**EXHIBIT "A"**  
Exceptions

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

Granted to: Puget Sound Power & Light Company  
Purpose: underground electric system  
Recording Date: August 30, 1988  
Recording No.: 8808300031  
Affects: as described in said instrument

2. 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."

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

Granted to: Cascade Natural Gas Corp.  
Purpose: Utilities  
Recording Date: June 26, 2023  
Recording No.: 202306260060  
Affects: Portion of said premises

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

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Utilities  
Recording Date: June 26, 2023  
Recording No.: 202306260061  
Affects: Portion of said premises

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. 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 January 17, 2024

between Armando Esquivel-Colin Juana Esquivel-Ponce ("Buyer")  
Buyer Buyer  
and Duane A Melcher ("Seller")  
Seller Seller  
concerning 13591 Avon Allen Road 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 14.38, 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.

Authorized  
Armando Esquivel-Colin 01/17/2024  
Buyer Date

Authorized  
Juana Esquivel-Ponce 01/17/2024  
Buyer Date

Authorized  
ADIEL ESQUIVEL-COLIN 01/17/24

Authorized  
Carl Loeb POA for Duane Melcher 01/18/24  
Seller Date

Seller Date