

**When recorded return to:**  
Adilene Hernandez Sanchez  
2325 E Fir Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249630  
Feb 20 2024  
Amount Paid \$8325.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620055577

Escrow No.: 620055577

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John L. Gastkill and Sharon C. Gastkill, 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 Adilene Hernandez Sanchez, an unmarried person and Sabino  
Carrillo Mancillas, an unmarried person

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

LOT 4, "COLLEGE GLEN", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 14,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

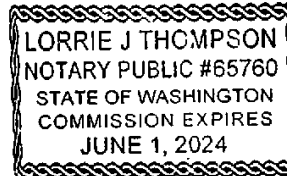
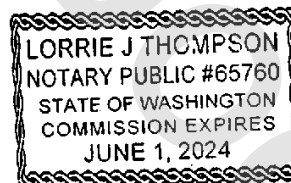
Tax Parcel Number(s): P78814 / 4228-000-004-0004

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 2/13/24John L. Gastkill  
John L. GastkillSharon C. Gastkill  
Sharon C. GastkillState of Washington  
County of SkagitThis record was acknowledged before me on 2-13-24 by John L. GastkillLorrie J Thompson  
(Signature of notary public)Notary Public in and for the State of Washington  
My commission expires: 6-1-2024State of Washington  
County of SkagitThis record was acknowledged before me on 2-13-24 by Sharon C. Gastkill.Lorrie J Thompson  
(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 Glen:

Recording No: 818365

2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington

Recording No.: 82660 and 82667

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

3. Covenants, conditions and restrictions 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: March 25, 1977

Recording No.: 853320

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by Mt Vernon.
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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 02/02/2024  
between Adilene Hernandez Sanchez Sabino Carrillo Mancillas ("Buyer")  
Buyer Buyer  
and John L Gastkill Sharon C Gastkill ("Seller")  
Seller Seller  
concerning 2325 E Fir St 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.

Adilene Hernandez Sanchez 02/02/2024  
Buyer Date

Sabino Carrillo Mancillas 02/02/2024  
Buyer Date

John L Gastkill 01/12/2024  
Seller Date

Sharon C Gastkill 01/11/2024  
Seller Date