

202403070058

03/07/2024 03:41 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Angel Contreras
1719 Martin Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249824
Mar 07 2024
Amount Paid \$7605.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055615

Escrow No.: 620055615

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Hicks, an unmarried person, as his separate property
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Angel Contreras, an unmarried person and Abel Contreras, an
unmarried person and Rosa Contreras Ramirez, an unmarried person

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 SPL NO. MV-4-82, REC NO. 8209280001; BEING A PTN. TRACT B, SPL NO. MV-6-77;
BEING A PTN. SE NE, SEC. 16-34-4E, W.M.

Tax Parcel Number(s): P24936 / 340416-0-22-0416

Subject to:

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


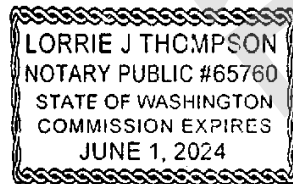
STATUTORY WARRANTY DEED
(continued)Dated: 20 FEB 2024
John HicksState of Washington
County of SnohomishThis record was acknowledged before me on February 20, 2024 by John Hicks.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24936 / 340416-0-22-0416

LOT 1, MOUNT VERNON SHORT PLAT NO. MV-4-82, APPROVED AUGUST 3, 1982, AND RECORDED SEPTEMBER 28, 1982, IN BOOK 6 OF SHORT PLATS, PAGE 13, UNDER AUDITOR'S FILE NO. 8209280001, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACT "B" OF MOUNT VERNON SHORT PLAT NO. MV-6-77, A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE SOUTH 60 FEET OF TRACT "A" OF SHORT PLAT NO. MV-6-77, AS SAID EASEMENT IS SET FORTH IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 8207120030, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITIES OVER AND ACROSS THE SOUTHERLY 60 FEET OF LOT 2 OF SAID SHORT PLAT NO. MV-4-82.

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. MV-6-77:

Recording No: 853027

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

Purpose: Septic system / sewer line
Recording Date: October 11, 1977
Recording No.: 866489
Affects: as described in said instrument

3. Agreement and the terms and conditions thereof:

Recording Date: March 20, 1979
Recording No.: 7903200046
Regarding: Water line

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

Purpose: ingress and egress
Recording Date: July 12, 1982
Recording No.: 8207120030
Affects: as described in said instrument

5. 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. MV- 4-82:

Recording No: 8209280001

6. Standard Participation Contract Certificate of Payment and Release for Sewer Connection Charge,

EXHIBIT "B"Exceptions
(continued)

Recording Date: October 27, 1987

Recording No.: 8710270028

7. Right of Way Contract, and the terms and conditions thereof:

Between: Richard A. Rude and Sandra M. Rude, husband and wife and Cascade
Natural Gas Corporation

Recording Date: September 21, 1990

Recording No.: 9009210024

8. 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 Survey:

Recording No: 200507220002

9. Road maintenance agreement and the terms and conditions thereof:

Recording Date: January 16, 2020

Recording No.: 202001160089

Said document has been re-record to correct legal and recorded under Recording no.
202008110204

10. Temporary easement and the terms and conditions thereof:

Recording Date: November 25, 2020

Recording No.: 202011250083

11. 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,

EXHIBIT "B"

Exceptions
(continued)

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."

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Mt Vernon.