

When recorded return to:

Joaquin Garcia-Fernandez and Juana Avila-Castro
3917 Apache Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241122

Jun 27 2024

Amount Paid \$11074.11
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056470

Escrow No.: 620056470

STATUTORY WARRANTY DEED

THE GRANTOR(S) Felipe Waterwall, Sr, as a 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 Joaquin Garcia-Fernandez and Juana Avila-Castro, a married couple

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.)

LTS 78 & 79, THUNDERBIRD EAST FIRST ADDITION

Tax Parcel Number(s): P80838 / 4379-000-078-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6/22/2024

Felipe Waterwall, Sr.
Felipe Waterwall, Sr

State of Texas
County of Montgomery

This record was acknowledged before me on June 22, 2024 by Felipe Waterwall, Sr.

René Spears
(Signature of notary public)
Notary Public in and for the State of Texas
My appointment expires: March 21, 2027

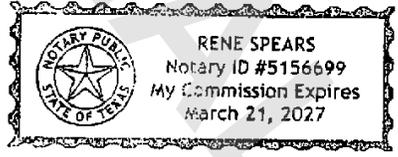


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80838 / 4379-000-078-0002

LOT 78, THUNDERBIRD EAST FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 20, 21 AND 22, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE EXTENDING FROM THE MOST SOUTHERLY CORNER THEREOF TO A POINT ON THE NORTHERLY LINE THEREOF, WHICH IS 11.46 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT AS MEASURED ALONG SAID NORTH LINE.

TOGETHER WITH THAT PORTION OF LOT 79, THUNDERBIRD EAST FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 20, 21 AND 22, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF A LINE EXTENDING FROM THE SOUTHWESTERLY CORNER OF SAID LOT 79 TO A POINT ON THE NORTH LINE OF LOT 78 OF SAID PLAT PRODUCED, THAT IS 11.46 FEET EAST OF THE NORTHEASTERLY CORNER OF SAID LOT 78, AS MEASURED ALONG SAID NORTH LINE PRODUCED.

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 the Plat of Thunderbird East First Addition:

Recording No: 882890

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: September 7, 1978
Recording No.: 886974

3. Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon, a municipal corporation and Keith S. Johnson
Recording Date: March 12, 1984
Recording No.: 8403120062

4. 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."

EXHIBIT "B"

Exceptions
(continued)

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Mount Vernon.
7. City, county or local improvement district assessments, if any.

