

When recorded return to:
Juan Daniel Martinez Merino and Mariana
Hernandez Cruz
62 Willow Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241319

Jul 12 2024

Amount Paid \$8085.00
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
620055921

Escrow No.: 620055921

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry Knight and Beverly Langlands, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Juan Daniel Martinez Merino and Mariana Hernandez Cruz, 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.)

PTN. GOVT LT. 8, SEC. 18-34-4E, W.M.

Tax Parcel Number(s): P26167 / 340418-0-083-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 7/10/24.

[Signature]
Terry Knight
[Signature]
Beverly Langlands

State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on July 10, 2024 by Terry Knight and Beverly Langlands.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

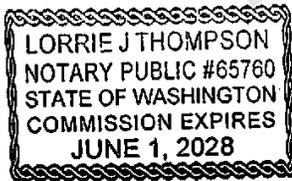


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26167 / 340418-0-083-0006

THAT PORTION OF GOVERNMENT LOT 8 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF AN ESTABLISHED ROAD KNOWN AS WILLOW LANE, WHICH IS 185 FEET SOUTH AND 764 FEET SOUTH 89°20'30" WEST OF THE NORTHEAST CORNER OF SAID LOT 8;

THENCE WEST ALONG SAID ROAD 95 FEET;

THENCE SOUTH 145 FEET;

THENCE EAST 95 FEET;

THENCE NORTH 145 FEET TO THE POINT OF BEGINNING..

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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:	Electric transmission and/or distribution line
Recording Date:	January 11, 1930
Recording No.:	230044

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

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 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. City, county or local improvement district assessments, if any.

5. Assessments, if any, levied by the City of Mount Vernon.