

When recorded return to:

Jose de Jesus Ruiz Quevedo
4631 Hidden Lake Loop
Mount Vernon, WA 98273 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242298
Sep 26 2024
Amount Paid \$613.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

Escrow No.: 0824028
Title Order No.: 620056025

CHICAGO TITLE
620056025

THE GRANTOR(S)

Alla Plisko, an unmarried person

for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to

Jose de Jesus Ruiz Quevedo, a married man as his sole and separate estate

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

LOT 31, BLOCK C, CAPE HORN ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
Abbreviated Legal:
LT 31, BLK C, CAPE HORN ON THE SKAGIT

SUBJECT TO EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): P62955 /3868-003-031-0002

Dated: 09/24/24

[Signature]
Alla Plisko

STATE OF WASHINGTON
COUNTY OF Skagit

I, Jennifer Brazil, a Notary Public of the County and State first above written, do hereby certify that, Alla Plisko, before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24 day of September, 2024.

[Signature]
Notary Public

My Commission Expires: 7-25-2028



Exhibit "A"

Special Exceptions:

1. 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: July 13, 1965

Recording No.: 668869

2. 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 Cape Horn on the Skagit:

Recording No: 668870

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

In favor of: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: August 17, 1965

Recording No.: 670429

Affects: Portion of said premises

4. Declaration of Covenant and the terms and conditions thereof:

Recording Date: December 15, 1976

Recording No: 847451

Purpose: Preventing contamination of water supply

Affects: Any portion of said premises lying within 100 feet of well

5. 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: December 21, 1976

Recording No.: 847760

Recording No.: 847761

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: March 6, 2003

Recording No.: 200303060131

Matters shown: Lawn encroaches onto the property to the Northeast by 5.0 feet

7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims

related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the

body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public

regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

8. 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."