

When recorded return to:
Prisciliano Avalos Suarez and Clara Alaniz Avalos
PO Box 342
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20243186
Dec 06 2024
Amount Paid \$7397.00
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
620057545

Escrow No.: 620057545

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark L. Shockey and Carolyn S. Shockey, 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 Clara Alaniz Avalos and Prisciliano Avalos Suarez, wife and
husband, and Adela Alaniz, an unmarried person, All as joint tenants

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 57, PLAT OF EASTWIND, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES
31 AND 32, 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): P81011 / 4384-000-057-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12-03-2024

Mark L. Shockey
Mark L. Shockey

Carolyn S. Shockey
Carolyn S. Shockey

State of Washington

County of Skaagit

This record was acknowledged before me on 12-3-2024 by Mark L. Shockey and Carolyn S. Shockey.

Allison M Summers

(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-25



EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recording Date: May 20, 1908
Recording No.: 67757
Executed by: State of Washington

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Continental Telephone
Purpose: Right-of-way for constructing, maintaining and operating telephone lines
Recording Date: March 4, 1977
Recording No.: 851951

3. 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 Eastwind:

Recording No: 889957

4. 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: October 16, 1979
Recording No.: 7910160026

5. 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: December 15, 1981
Recording No.: 8112150040

6. Conditions, covenants and restrictions contained in Standard Participation Contract;

EXHIBIT "A"Exceptions
(continued)

Recording Date: November 29, 1988
Recording No.: 8811290039

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

9. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200210220090 recites that a manufactured (mobile) home is, or is being affixed to the Land.
10. Assessments, if any, levied by Mt Vernon.
11. City, county or local improvement district assessments, if any.

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

The following is part of the Purchase and Sale Agreement dated 11/5/24
between Prisciliano Avalos Clara Avalos ("Buyer")
Buyer Buyer
and Mark L. Shockey Carolyn S. Shockey ("Seller")
Seller Seller
concerning 1810 N. 32nd PL Mount Vernon WA 98221 (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.

Authenticator
Prisciliano Avalos 11/05/24
Buyer Date

Mark L. Shockey 10/13/24
Seller Date

Authenticator
Clara Avalos 11/05/24
Buyer Date

Carolyn S. Shockey 10-13-2024
Seller Date