

When recorded return to:
Gustavo Espinoza and Marisela Espinoza
16932 Maplewood Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243249

Dec 13 2024

Amount Paid \$16593.00
Skagit County Treasurer
By Cain Cress Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620057651

Escrow No.: 620057651

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jocelyn Leenders, who aquired title as Jocylyn Miller, and Aaron Leenders, 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 Gustavo Espinoza and Marisela Espinoza, a married couple

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

LOT 4, ERSBIG BY THE TRACKS, AS PER PLAT APPROVED AND RECORDED SEPTEMBER 19, 2005 UNDER AUDITOR'S FILE NO. 200509190241, 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): P123342 / 4871-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 12.9.24

Jocelyn Leenders
Jocelyn Leenders

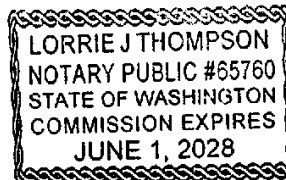
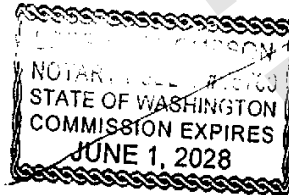
Aaron LeendersState of Washington
County of SnohomishThis record was acknowledged before me on 12-9-2024 by Jocelyn Leenders and Aaron Leenders.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 6-1-2028

EXHIBIT "A"
Exceptions

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

Granted to:	Pacific Telephone & Telegraph Co.
Purpose:	Pole line right of way
Recording Date:	September 10, 1912
Recording No.:	92839
Affects:	24 poles to be set 5 feet East of the East line of the right of way of the Great Northern Railway Co. The grantor agrees not to grant any right or permit for the erection or maintenance of any electric power transmission line or lines upon or over said property, parallel with and within 1000 feet of the lines placed by the Telephone Company or for the erection or maintenance of any such line or lines across the Telephone Company's lines placed upon said right of way at an angle of less than 35 degrees.
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 SKAGIT COUNTY SHORT PLAT NO. 41-81:

Recording No: 8107010040
3. Notice of Moratorium on Non-Forestry Use of Land

Recording Date: October 23, 2003
Recording No.: 200310230066
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	July 5, 2005
Recording No.:	200507050153
Affects:	Portion of said premises
5. Lot Certification and the Terms and Conditions thereof

Recording Date: August 29, 2005
Recording No.: 200508290043
6. Lot Certification and the Terms and Conditions thereof

EXHIBIT "A"**Exceptions
(continued)**

Recording Date: September 19, 2005
Recording No.: 200509190238

7. 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: September 19, 2005
Recording No.: 200509190239

8. Protected Critical Area Site Plan and/or Easement and the Terms and Conditions thereof

Recording Date: September 19, 2005
Recording No.: 200509190240

9. 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 City of ERSBIG BY THE TRACTS:

Recording No.: 200509190241

10. 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

EXHIBIT "A"

**Exceptions
(continued)**

NR Lands."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

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

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 11/08/24
between Gustavo Espinoza ("Buyer")
Buyer Buyer
and Jocelyn Miller Aaron Leenders ("Seller")
Seller Seller
concerning 16932 Maplewood Ln Bow WA 98232 (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.

Authenticated
Gustavo Espinoza 11/08/2024
Buyer Date

Buyer Date

Authenticated
Jocelyn Miller 11/03/2024
Seller Date

Authenticated
Aaron Leenders 11/03/2024
Seller Date