

**When recorded return to:**  
Juan A Bonilla  
11886 Ten Acres Lane  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20243393  
Dec 23 2024  
Amount Paid \$11886.50  
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**  
620057183

Escrow No.: 620057183

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charlotte R. Dykstra, an unmarried person, as her 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 Juan A Bonilla, an unmarried man and Ileana L. Bacilio, an  
unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 2, SKAGIT COUNTY SHORT PLAT PL-20-0484, RECORDED UNDER RECORDING NO.  
202301170028, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE  
SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P35287 / 350332-4-012-0014

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

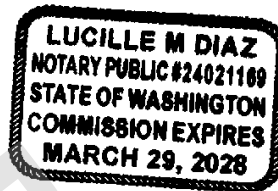
Dated: 12/23/24

Charlotte Dykstra  
Charlotte Dykstra

State of Washington  
County of Skagit

This record was acknowledged before me on 12-23-24 by Charlotte Dykstra.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 3-29-28



**EXHIBIT "A"**  
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  
Recording Date: July 13, 1982  
Recording No.: 8207130029  
Affects: as described in said instrument
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 Survey:  

Recording No: 9505080035
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of gas and electricity  
Recording Date: May 28, 2004  
Recording No.: 200405280255  
Affects: as described in said instrument
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as provided in a document:  

Purpose: Perpetual air or flight easement, also referred to as "avigation rights."  
Recording Date: June 28, 2004  
Recording No.: 200406280223  
Affects: All the air space above said Land.

Reference is hereby made to said document for full particulars.
5. Skagit County Planning and Permit Center, and the terms and conditions thereof:  

Recording Date: August 5, 2004  
Recording No.: 200408050124
6. Notification of drinking water system status, and the terms and conditions thereof:  

Recording Date: November 4, 2021  
Recording No.: 202111040104

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

7. Skagit County Board of Health Resolution No. R-20220136
- Recording Date: January 3, 2023  
Recording No.: 202301030070
8. Notification of drinking water system status, and the terms and conditions thereof:
- Recording Date: January 3, 2023  
Recording No.: 202301030071
9. Residential Well Arsenic Removal Plan, Design, Equipment Manual and As-built Verification, and the terms and conditions thereof:
- Recording Date: January 3, 2023  
Recording No.: 202301030073
10. 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. PL-20-0484:
- Recording No: 202301170028
11. Skagit County Planning and Development Services Plat Lot of Record Certification, and the terms and conditions thereof:
- Recording Date: January 17, 2023  
Recording No.: 202301170029
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: overhead and underground utilities  
Recording Date: August 19, 2024  
Recording No.: 202408190054
13. 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

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

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."

14. The Land has been classified as Farm and Agricultural and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: March 1, 2005  
Recording No.: 200503010104

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Note: **Notice of Removal of Current Land Use Classification as to Lot 1 of subject property short plat was recorded on February 23, 2023 under Recording No. 202302230066.**

15. City, county or local improvement district assessments, if any.
16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 August 10, 2024

between Juan A Bonilla Ileana Bacilio ("Buyer")  
Buyer Buyer  
and Charlotte R. Dykstra ("Seller")  
Seller Seller  
concerning 11886 Ten Acres Lane Mount Vernon WA 98273 (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.

Juan A Bonilla 08/19/2024  
Buyer Date

Charlotte R. Dykstra 8/21/24  
Seller Date

Ileana Bacilio 08/19/2024  
Buyer Date

Seller Date