

When recorded return to:
Anthony Rubin and Kaileah Baker
29167 S Skagit Hwy
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250348

Feb 07 2025

Amount Paid \$10540.11
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620057100

Escrow No.: 245468230

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daisy Padilla and Esteban Padilla, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Kaileah Baker and Anthony Rubin, wife and husband

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. LT 3, SHORT PLAT NO. 12-85 IN SW 1/4, 25-35-5E, W.M.

Tax Parcel Number(s): P40192, 350525-3-004-0021

Subject to:

1. 1. 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 Short Plat No. 12-85:
Recording No: 8512310002
2. 2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

STATUTORY WARRANTY DEED

(continued)

Grantor: Mark Houser, et al

Recording Date: January 8, 1990

Recording No.: 9001080079

NOTE: This exception does not include present ownership of the above mineral rights.

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

Granted to: Puget Sound Power & Light Company, a Washington corporation

Purpose: Electric transmission and/or distribution system

Recording Date: June 27, 1990

Recording No.: 9006270080

Affects: Said premises

4. Variance No. VAR-92-026 and the terms and conditions thereof:

Recording Date: July 6, 1992

Recording No.: 9207060040

5. Title Notification that the Subject Property is Property Designated Natural Resource Lands by Skagit County and the terms and conditions thereof:

Recording Date: July 7, 2003

Recording No.: 200307070021

6. 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: 201409220166

7. 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

STATUTORY WARRANTY DEED

(continued)

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."

8. Manufactured Home Title Elimination Application recorded under Recording No. 200401090081 recites that a manufactured (mobile) home is, or is being affixed to the Land.

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

Dated: 2-5-25

D Padilla
Daisy Padilla
Esteban Padilla
Esteban Padilla

State of Washington

County of Whatcom

This record was acknowledged before me on 2-5-2025 by Daisy Padilla and Esteban Padilla.

X
(Signature of notary public)

Notary Public in and for the State of WA

My commission expires: 3-5-27

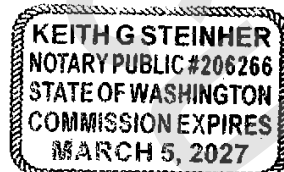


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P40192

For Tax Map ID(s): 350525-3-004-0021

PARCEL A:

LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 12-85, APPROVED DECEMBER 26, 1985 AND RECORDED DECEMBER 31, 1985, UNDER AUDITOR'S FILE NO. 8512310002 IN VOLUME 7 OF SHORT PLATS, PAGE 62, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 5 EAST, W. M. EXCEPT THE NORTH 420 FEET OF THE SOUTH 665 FEET OF THE WEST 65 FEET THEREOF. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE WALK-IN EASEMENT ACROSS LOTS 1 AND 2 OF SAID SHORT PLAT, ALONG THE APPROXIMATE PATH OF A ROADWAY EXISTING ON OCTOBER 3, 1989 FOR ACCESS TO THAT PORTION OF LOT 3, LYING NORTH OF A POND. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.