

AFTER RECORDING MAIL TO:

Cynthia Hernandez
806 Rita Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250813
Mar 21 2025
Amount Paid \$8939.00
Skagit County Treasurer
By Lena Thompson Deputy

File # 25-22709-TO

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4900-4245691 (SJ)**

Grantor(s): **Alissia A. Aguayo, who acquired title as Alissia A. Mareson, an unmarried person and Brendon M. Mareson, an unmarried person**

Grantee(s): **Cynthia Hernandez, an unmarried person and Gabriel Rodriguez Castillo, an unmarried person**

Abbreviated Legal: **PTN LOTS 4-5, BLOCK 17, WEST ADDITION TO THE TOWN OF WOOLLEY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P77448/4176-017-005-0009**

THE GRANTOR(S) Alissia A. Aguayo, who acquired title as Alissia A. Mareson, an unmarried person and Brendon M. Mareson, an unmarried person for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys and warrants to **Cynthia Hernandez, an unmarried person and Gabriel Rodriguez Castillo, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

THE EAST 140 FEET OF LOT 4 AND THE NORTH 26 FEET OF THE EAST 140 FEET OF LOT 5, BLOCK 17, WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Document ID: 86223355-0016-0017-0018-0019-0020-0021-0022-0023-0024-0025

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated February 23, 2025
between Cynthia Hernandez Gabriel Rodriguez Castillo ("Buyer")
Buyer Buyer
and Alissia Aguayo Brendon Mareson ("Seller")
Seller Seller
concerning 806 Rita Street Sedro Woolley WA 98284 (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.

Authenticity
Cynthia Hernandez 02/23/2025
Buyer Date

Authenticity
Alissia Aguayo 02/26/2025
Seller Date

Authenticity
Gabriel Rodriguez Castillo 02/23/2025
Buyer Date

Authenticity
Brendon Mareson 02/26/2025
Seller Date