

202503310029

03/31/2025 09:11 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
Robert M Desjardins and Marsha L Desjardins
1312 S 27th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250892
Mar 31 2025
Amount Paid \$8117.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058314

CHICAGO TITLE

620058314

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roger Martinez and Maria Carmen Reyes, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Robert M Desjardins and Marsha L Desjardins, a married
couple

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

LOT 23, "LITTLE MOUNTAIN ADDITION", AS PER PLAT RECORDED IN VOLUME 15 OF
PLATS, PAGES 1 THRU 5, INCLUSIVE, 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): P100622 / 4566-000-023-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

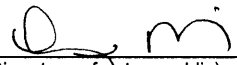
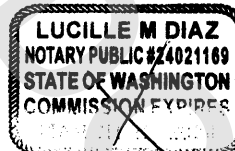
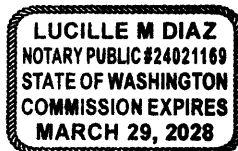
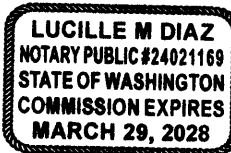
Dated: 3/28/25
Roger Martinez
Maria Carmen ReyesState of WashingtonCounty of SkagitThis record was acknowledged before me on 3-28-25 by Roger Martinez.
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 3-29-28State of WACounty of SkagitThis record was acknowledged before me on 3-28-25 by Maria Carmen Reyes.
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 3-29-28

EXHIBIT "A"

Exceptions

1. 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

Grantor: Edward J. Watson, Jr and Sara H. Watson, who acquired title as Sarah H. Watson, husband and wife and Gerald Harman and Janice Harman, husband and wife
 Recording Date: December 8, 1989
 Recording No.: 8912080068

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

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 Little Mountain Addition:

Recording No: 9110170035

3. 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."

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

EXHIBIT "A"

Exceptions
(continued)

6. Assessments, if any, levied by Mt Vernon.