

202504210065

04/21/2025 03:30 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Gerardo Sandre Gomez and Elyzabeth J Sandre
1321 Denny Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251182

Apr 21 2025

Amount Paid \$8405.00
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

Chicago Title
620058642

Escrow No.: 620058642

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arnaldo G. Carreon, unmarried and Elyzabeth Sandre administer of the Estate of Kelly S. Carreon

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Gerardo Sandre Gomez and Elyzabeth J Sandre, a married couple

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 OF NE 1/4 OF SEC 29-34-4E, W.M.

Tax Parcel Number(s): P28521 / 340429-0-330-0004, P28556 / 340429-1-011-0008

Subject to:

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

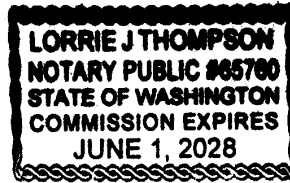
STATUTORY WARRANTY DEED
(continued)

Dated: 4/11/2025

Arnoldo G. Carreon
Arnoldo G. Carreon

The Estate of Kelly S. Carreon

BY: Elyzabeth Sandre
Elyzabeth Sandre
Administer



State of Washington

County of Skagit

This record was acknowledged before me on April 11, 2025 by Arnoldo G. Carreon.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

State of Washington

County of Skagit

This record was acknowledged before me on April 11, 2025 by Elyzabeth Sandre as Administer of the Estate of Kelly S. Carreon.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

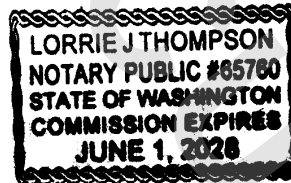


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28521 / 340429-0-330-0004 and P28556 / 340429-1-011-0008

PARCEL "A":

THE EAST 113 FEET OF THAT PORTION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTH OF A LINE 502.51 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION AND NORTH OF A LINE 575.01 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THE SOUTH 72.50 FEET OF THE NORTH 75.00 FEET OF THAT PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTH OF TRACT "A", "GREENSTREET'S SECOND ADDITION, MOUNT VERNON, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF DENNY PLACE AS SHOWN ON THE FACE OF SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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 the Plat of Greenstreet's Second Addition:

Recording No: 501988

2. Agreement for purchase and sale of mitigation credits, and the terms and conditions thereof:

Recording Date: April 3, 2012
Recording No.: 201204030025
Recording No.: 201204030026

3. Notice of Wetland Mitigation Credit Sale Nookachamps Wetland Mitigation Bank, and the terms and conditions thereof:

Recording Date: April 23, 2012
Recording No.: 201204230141

4. Notice of Wetland Mitigation Credit Sale Nookachamps Wetland Mitigation Bank, and the terms and conditions thereof:

Recording Date: April 23, 2012
Recording No.: 201204230142

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

6. 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

EXHIBIT "B"Exceptions
(continued)

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."

7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.