

When recorded return to:
Erick Alan Escobedo
1783 Hillcrest Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20251331
May 02 2025
Amount Paid \$10220.60
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.: 620058334

CHICAGO TITLE
620058334

STATUTORY WARRANTY DEED

THE GRANTOR(S) Home Development Company, Inc., a Washington corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Erick Alan Escobedo, an unmarried person and Jose Manuel
Escobedo, Jr., an unmarried person

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.)

UNIT 1783, HILLCREST CONDO

Tax Parcel Number(s): P137179 / 6112-000-002-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: April 28, 2025

Home Development Company, Inc.

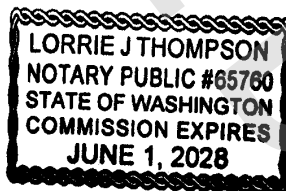
BY: Dave E. Nolan, CEO
Dave E. Nolan
CEOState of WashingtonCounty of SKagitThis record was acknowledged before me on April 25, 2025 by Dave E. Nolan as
CEO of Home Development Company, Inc..Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P137179 / 6112-000-002-0000

UNIT 1783, HILLCREST CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE 202409030039,
BEING A PORTION OF LOT 1, PLAT OF HILLCREST LANDING, AS RECORDED ON APRIL 15,
2013 UNDER AUDITOR'S FILE 201304150001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

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

Granted to:	Puget Sound Energy, Inc.
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	September 29, 2008
Recording No.:	200809290084
Affects:	Portion of said premises
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 the Plat of Hillcrest Landing:

Recording No: 201304150001
3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 15, 2013
Recording No.: 201304150002
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Hillcrest Landing Homeowner's Association
Recording Date: April 15, 2013
Recording No.: 201304150002
5. 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 Map and Plans:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 202409030039

6. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Entitled: Condominium Declaration
Recording Date: September 3, 2024
Recording No.: 202409030040

Amendments of said declaration:

Recording Date: April 11, 2025
Recording No.: 202504110068

7. Lien of assessments levied pursuant to the Declaration for Hillcrest Condominium Owners Association to the extent provided for by Washington law.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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."

EXHIBIT "B"Exceptions
(continued)

10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account Number:	P137179 / 6112-000-002-0000
Levy Code:	0930
Assessed Value-Land:	\$130,100.00
Assessed Value-Improvements:	\$146,600.00

General and Special Taxes:	Billed:\$2,926.68
	Paid: \$0.00
	Unpaid:\$2,926.68

11. Assessments, if any, levied by Hillcrest Landing Homeowners Association.
12. Assessments, if any, levied by Hillcrest Condominium Homeowners Association.
13. Assessments, if any, levied by Mt Vernon.
14. City, county or local improvement district assessments, if any.