

When recorded return to:

Yesica Solano-Soriano and Jennifer Eutiquia Solano-Soriano
103 Milwaukee Street
Mount Vernon, WA 98273

215138-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251332

May 02 2025

Amount Paid \$8761.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Oden Homes, LLC, a Washington Limited Liability Company**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **Yesica Solano-Soriano, an unmarried person, and Jennifer
Eutiquia Solano-Soriano, an unmarried person**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Lot 12, All Lot 13, Blk 1, Moody's Add to Mount Vernon

Tax Parcel Number(s): 3742-001-013-0000/P53702

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown in Land Title Company's Preliminary Commitment No.
215138-LT, and Right to Manage Natural Resources Lands Disclosure attached hereto.

Dated: MAY 1, 2025

(attached to Statutory Warranty Deed)

Oden Homes, LLC, a Washington Limited Liability Company

By: Catherine Minnick
Catherine Minnick, Manager

By: Shawn Minnick
Shawn Minnick, Manager

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

This record was acknowledged before me on this 1 day of May, 2025, by Catherine Minnick and Shawn Minnick, Managers of Oden Homes, LLC.

Jennifer S. Rance
(Signature of notary public)
Stamp

NOTARY
(Title of office)

My commission expires: 7/29/2025

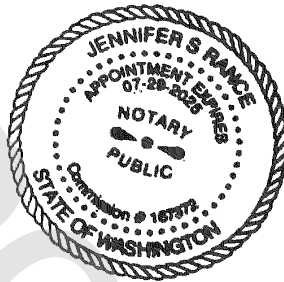


Exhibit A

Lot 13, Block 1, "MOODY'S ADDITION TO THE TOWN OF MT. VERNON," as per plat recorded in Volume 2 of Plats, page 106, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 12, Block 1 of said Plat described as follows:

BEGINNING at the Northwest corner of Lot 12;
thence South 89°36'25" East, a distance of 4.00 feet along the North line of Lot 12;
thence South 0°21'43" West parallel with the West line of Lot 12, a distance of 64.08 feet;
thence South 89°36'25" East parallel with said North line, a distance of 19.00 feet;
thence South 0°21'43" West, a distance of 64.11 feet more or less to the South line of Lot 12;
thence North 89°34'56" West along said South line, a distance of 23.00 feet to the Southwest corner of Lot 12;
thence North 0°21'43" East along the West line of Lot 12 to the Northwest corner thereof and the POINT OF BEGINNING.

Situate in County of Skagit, State of Washington.

Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County resident's notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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. Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.