

202505300103

05/30/2025 03:32 PM Pages: 1 of 6 Fees: \$308.50  
Skagit County Auditor, WA

When recorded return to:  
Dominic Maldonado  
24167 Mahonia Lane  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251676  
May 30 2025  
Amount Paid \$6869.00  
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.: 620059053

CHICAGO TITLE CO.

620059053

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane Marx, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Dominic Maldonado, 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.)

Ptn. Lots 8, 9 and 10, Blk 8, Reserve to Montborne, aka Lot 5, Survey REC NO: 200006080127

Tax Parcel Number(s): P115690/4136-008-005-0000

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)Dated: 05/28/2025Diane Marx

Diane Marx

Jon Matthew Morris

Jon Matthew Morris, spouse of Diane Marx

State of Washington  
County of SnohomishThis record was acknowledged before me on 05/28/2025 by  
Diane Marx and Jon Matthew MorrisColleen Blake

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 10/19/2027

COLLEEN T BLAKE  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210372  
COMMISSION EXPIRES 10/19/2027

Notarized remotely online using communication technology via Proof.

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P115690/4136-008-005-0000

PARCEL A:

LOT 5 OF SURVEY RECORDED JUNE 8, 2000, UNDER AUDITOR'S FILE NO. 200006080127, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AMENDED BY SURVEY RECORDED AUGUST 30, 2000, UNDER AUDITOR'S FILE NO. 200008300077, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT KNOWN AS MAHONIA LANE AS DELINEATED ON SURVEY RECORDED AUGUST 30, 200 UNDER AUDITOR'S FILE NO. 200008300077, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 SURVEY:

Recording No: 200006080127

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 AMENDED SURVEY:

Recording No: 200008300077

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

Recorded: June 29, 2000  
Recording No.: 200006290071, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Sewer mains with the necessary appurtenances  
Affects: Portion of said premises

4. 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: June 15, 2000  
Recording No.: 200006150113

**EXHIBIT "B"**Exceptions  
(continued)

5. Agreement, including the terms and conditions thereof; entered into:
- By: Landed Gentry Development, Inc., a Washington corporation  
Recorded: June 15, 2000  
Recording No.: 200006150113, records of Skagit County, Washington  
Providing: Restrictive covenants with provisions for road maintenance  
Affects: Portions of said premises
6. 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: April 19, 2000  
Recording No.: 200004190060  
Affects: Said premises and other property
7. Agreement, and the terms and conditions thereof:
- Recording Date: July 13, 1999  
Recording No.: 9907130072  
Regarding: Developer Extension agreement
- A release of encumbrance recorded April 12, 2002 under Auditor's File No. 200204120097.
8. Lot Certification including the terms, covenants and provisions thereof
- Recording Date: June 8, 2000  
Recording No.: 200006080056
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. 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

**EXHIBIT "B"**Exceptions  
(continued)

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."

11. Manufactured Home Title Elimination Application recorded under Recording No. 200009220017 recites that a manufactured (mobile) home is, or is being affixed to the Land.
12. City, county or local improvement district assessments, if any.