

When recorded return to:

Daisy Padilla and Esteban Padilla Alvarez
1111 Digby Ln
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252416

Jul 29 2025

Amount Paid \$8325.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

Chicago Title
245472573

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Escrow No.: 245472573

CT-620059621

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher John Russell, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Daisy Padilla and Esteban Padilla Alvarez, 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.)

LT 20, PLAT OF GILBERT'S ADDN

Tax Parcel Number(s): P119134, 4793-000-020-0000

Subject to:

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

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."

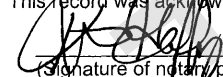
STATUTORY WARRANTY DEED
(continued)Dated: 07/25/25
Christopher John RussellState of WA
County of IslandThis record was acknowledged before me on 7/25/2025 by Christopher John Russell.
(Signature of notary/public)
Notary Public in and for the State of WA
My commission expires: 07-28-2027

EXHIBIT "A"

Legal Description

LOT 20, "PLAT OF GILBERT'S ADDITION", AS PER PLAT RECORDED ON APRIL 30, 2002, UNDER AUDITOR'S FILE NO. 200204300099, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

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: W. M. Lindsey and Emma S. Lindsey, his wife

Recording Date: April 17, 1902

Recording No.: 39602

Note: No determination has been made regarding the current ownership of said reserved rights.

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

Granted to: Puget Sound Power & Light Company

Purpose: Underground Electric transmission and/or distribution line.

Recording Date: February 27, 1952

Recording No.: 472022

3. Agreement including the terms and conditions thereof

Executed by: Thomas, Inc. and Wes Simpson

Recording Date: September 28, 1998

Recording No.: 9809280117

Regarding: Maintenance of TRD-1000 Plant

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

Granted to: Puget Sound Energy, Inc., a Washington corporation

Purpose: Electric transmission and/or distribution line

Recording Date: November 1, 2001

Recording No.: 200111010110

Affects: Includes other property

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 the Plat of Gilbert's Addition:

Recording No: 200204300099

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