

When recorded return to:
Julio C. Aguilar, Sr. and Lorena Aguilar
3315 Trumpeter Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20252727
Aug 22 2025
Amount Paid \$4677.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-24107-TB

THE GRANTOR(S) **Raul L. Cervantes, a single man**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Julio C. Aguilar, Sr. and Lorena Aguilar, a married couple**

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

LOT 4, CITY OF MOUNT VERNON SHORT PLAT NO. MV-13-94, APPROVED FEBRUARY 24, 1995, RECORDED FEBRUARY 24, 1995 IN VOLUME 11 OF SHORT PLATS, PAGES 185 AND 186 UNDER AUDITOR'S FILE NO. 9502240042, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated legal description: Property 1:
Lot 4, City of Mount Vernon SP No. MV-13-94 NW NE 19-34-4

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P24971/340416-1-003-0003

Statutory Warranty Deed
LPB 10-05

Order No.: 25-24107-TB

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Dated: 08-18-25

Raul L. Cervantes
Raul L. Cervantes

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 18th day of August, 2025, by Raul L. Cervantes.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27

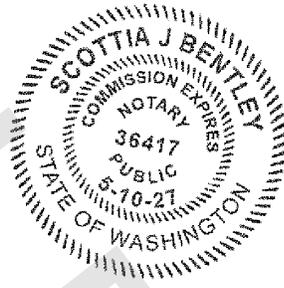


EXHIBIT A

25-24107-TB

9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 25, 1978
Auditor's No.: 878170, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same
Affects: The North 10 feet of said premises
10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 13, 2004
Auditor's No(s): 200410130158, records of Skagit County, Washington
In favor of: Dan R. Estabrook
For: Excavation, construction, maintenance, installation, connection, inspection, removal, upkeep and repair of a private sewer line
Note: Exact location and extent of easement is undisclosed of record
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 City of Mount Vernon Short Plat No. MV-13-94;
- Recorded: February 24, 1995
Recording No: 9502240042
12. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
- Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands; contained in Deed
- From: The State of Washington
Recorded: April 4, 1908
Auditor's No.: 67070, records of Skagit County, Washington
Executed By: The State of Washington
13. Notice contained in deed
Recording Date: April 26, 2007 Recording No.: 200704260235
Regarding: Skagit County Right to Farm Ordinance
14. 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 Statutory Warranty Deed
LPB 10-05

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."

15. The Land is within or near designated agricultural lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft) the storage and disposal of manure, and the application of spraying or storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider those inconveniences or discomforts arising from legally permitted farm operations to be a nuisance if such practices are consistent with commonly accepted best management practices and otherwise comply with local, state and federal laws.

End of Exhibit A