

When recorded return to:

Julio Cesar Badillo Morales and Inez Calvario
Castro
116 S 28th Street
Mount Vernon, WA 98274

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 20252979

Sep 11 2025

Amount Paid \$9028.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**
COMPANY OF WASHINGTON

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

Title No.: 620059763

Escrow No.: 245473637

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keith L. Herndon, also appearing of record as Keith W. Herndon and Rhonda L. Herndon, husband and wife

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 Julio Cesar Badillo Morales and Inez Calvario Castro, 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.)

TRACT 22, "PLAT OF EASTMONT"

Tax Parcel Number(s): P106565, 4637-000-022-0001

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)

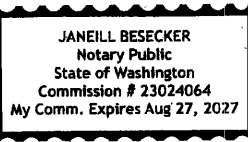
Dated: 9/6/2025Keith W. Herndon
Keith W. HerndonRhonda L. Herndon
Rhonda L. HerndonState of WASHINGTON
County of SKAGITThis record was acknowledged before me on SEPT. 6, 2025 by Keith W. Herndon and Rhonda L. Herndon.Janeill Be Becker
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: 08-27-2027

EXHIBIT "A"
Legal Description

TRACT 22, "PLAT OF EASTMONT", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 199, 200 AND 201, 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 Plat of Eastmont:

Recording No: 9410110061

2. 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: October 27, 1994

Recording No.: 9410270072

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Eastmont Association

Recording Date: October 27, 1994

Recording No.: 9410270073

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