

When recorded return to:

Juan Carlos Padilla Duran and Dalia Delgado
Vargas
22944 Gunderson Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253164

Sep 26 2025

Amount Paid \$14245.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Chicago Title
620058795

Escrow No.: 245473749

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott G. Doornenbal, a single man as his separate estate

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 Juan Carlos Padilla Duran and Dalia Delgado Vargas, 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.)

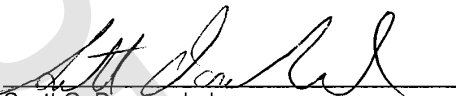
LT. 2, SP NO. 93-061, REC NO. 9402150067 AND PTN NE 1/4 SE 1/4 SEC 14-34-4E, W.M

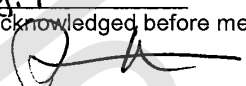
Tax Account No.: P112015/340414-4-001-0400

Tax Parcel Number(s): P112015, 340414-4-001-0400

STATUTORY WARRANTY DEED

(continued)

Dated: September 22, 2025

Scott G. DoornenbalState of WashingtonCounty of SkagitThis record was acknowledged before me on 9/22/25 by Scott G. Doornenbal.

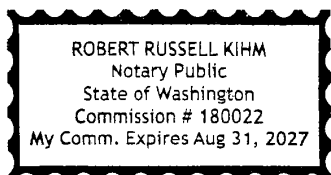
(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 8/31/27

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P112015 / 340414-4-001-0400

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 93-061, APPROVED FEBRUARY 14, 1994 AND RECORDED FEBRUARY 15, 1994 AS AUDITOR'S FILE NO. 9402150067, IN BOOK 11 OF SHORT PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

Reservations for petroleum, gas, coal and other valuable minerals, with right of entry to take and remove same, including the terms, covenants and provisions thereof

Recording Date: August 17, 1905

Recording No.: 53220

Reservations contained in Instrument, including the terms, covenants and provisions thereof

Recording Date: August 9, 1913

Recording No.: 97797

Reservation of all minerals as reserved in Deed from Day Lumber Company including the terms, covenants and provisions thereof

Recording Date: September 26, 1917

Recording No.: 121303

Covenants, conditions and restrictions 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: January 25, 1994

Recording No.: 9401250138

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 SKAGIT COUNTY SHORT PLAT NO. 93-061:

Recording No.: 9402150067

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Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents 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.

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