

**When recorded return to:**  
Leticia Lopez-Hernandez  
4001 Dogwood Pl  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20253237  
Oct 02 2025  
Amount Paid \$10042.60  
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.: 620060118  
Escrow No.: 245474007

Chicago Title  
245474007

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D. Severin and Susan C. Severin as Co-Trustees of The Rob and Sue Severin Family Trust, U/A dated May 14, 2025

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 Leticia Lopez-Hernandez, 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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

LT 3, EAGLEMONT PHASE 1C, REC NO. 200002010036

Tax Parcel Number(s): P116352, 4744-000-003-0000

STATUTORY WARRANTY DEED  
(continued)

Dated: 9/23/2025

The Rob and Sue Severin Family Trust, U/A dated May 14, 2025

BY: Robert D. Severin  
Robert D Severin  
Co-Trustee

BY: Susan C. Severin  
Susan C Severin  
Co-Trustee

State of WA

County of Skagit

This record was acknowledged before me on September 23, 2025 by Robert D Severin and Susan C Severin as Co-Trustee and Co-Trustee, respectively, of The Rob and Sue Severin Family Trust, U/A dated May 14, 2025.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 07-28-2027



**EXHIBIT "A"**  
Legal Description

LOT 3, EAGLEMONT PHASE 1C, AS PER PLAT RECORDED ON FEBRUARY 1, 2000, UNDER  
AUDITOR'S FILE NO.200002010036, 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, 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 PLAT OF EAGLEMONT PHASE 1A:

Recording No.: 9401250031

2. Easement, including the terms and conditions thereof,

Recording Date: October 11, 1993

Recording No.: 9310110127

In favor of: Cascade Natural Gas Corporation

For: 10-foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: November 2, 1993

Recording No.: 9311020145

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line

4. 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 PLAT OF EAGLEMONT PHASE 1C:

Recording No: 200002010036

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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: 9212110080

6. 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: February 1, 2000

Recording No.: 200002010100

7. Reservations and recitals contained in the Deed as set forth below:

Recording Date: February 6, 1942

Recording No.: 349044

No determination has been made as to the current ownership or other matters affecting said reservations.

**EXHIBIT "B"**  
Exceptions (Continued)

8. 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: January 25, 1994

Recording No.: 9401250030

AMENDED by document(s):

Recording No.: 9512110030

Recording No.: 9603180110

Recording No.: 200002010099

9. Liens and charges as set forth in the above mentioned declaration,

Payable to: Sea-Van Investments Association

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