

When recorded return to:
Darwin M Alva-Rodriguez
918 Marie Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253407

Oct 17 2025

Amount Paid \$8850.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620060263

CHICAGO TITLE

620060263

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryant R Moore and Lori A Moore, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Darwin M Alva-Rodriguez, an unmarried person and Nancy
Sinay Andrade Juarez, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 10, "DUKES HILL ESTATES DIVISION NO. 2," AS PER PLAT RECORDED IN VOLUME 11
OF PLATS, PAGES 1 AND 2, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P78675 / 4221-000-010-0003

Subject to:

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

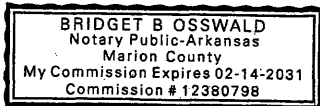
STATUTORY WARRANTY DEED
(continued)Dated: 10/14/2025Bryant R Moore
Bryant R MooreLori A. Moore
Lori A MooreState of ArkansasCounty of BaxterThis record was acknowledged before me on October 14, 2025 by Bryant R Moore and
Lori A Moore.Bridget B Osswald
(Signature of notary public)
Notary Public in and for the State of Arkansas
My appointment expires: 02/14/2031

EXHIBIT "A"
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 the Plat of Dukes Hill Estates Division No. 2:

Recording No: 805202

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

In favor of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
 Purpose: Pipeline
 Recording Date: September 7, 1954
 Recording No.: 506103

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Drainage District No. 14 of Skagit County
 Purpose: Drainage ditch system
 Recording Date: February 26, 1935
 Recording No.: 267764

4. Water Development Agreement, including the terms and conditions thereof

By: Public Utility District No. 1 of Skagit County
 And Between: Fourmen, Inc.
 Recording Date: January 30, 1975
 Recording No.: 812935
 Providing: Water services

5. 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

EXHIBIT "A"**Exceptions
(continued)**

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Sedro Woolley.
8. City, county or local improvement district assessments, if any.

