

When recorded return to:
Jose Luis Monge and Petra Patricia Ornelas de
Monge
16909 Donnelly Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253523
Oct 27 2025
Amount Paid \$12588.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620059155

Escrow No.: 620059155

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy R. Huff, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jose Luis Monge and Petra Patricia Ornelas de Monge,
husband and wife

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.)

PTN. NE 1/4, SEC. 14-34-3E, W.M.

Tax Parcel Number(s): P21890 / 340314-0-050-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/23/2025

Timothy R. Huff
Timothy R. Huff

State of Washington
County of Skagit

This record was acknowledged before me on 10-23-2025 by Timothy R. Huff.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

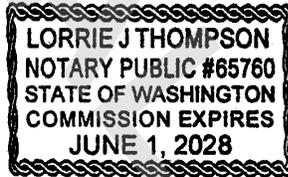


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21890 / 340314-0-050-0000

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14, WHICH POINT BEARS NORTH 88°42'01" WEST, A DISTANCE OF 387.94 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;
THENCE NORTH 00°58'14" EAST, A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTH LINE OF THE DONNELLY COUNTY ROAD, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00°58'14" EAST A DISTANCE OF 311.25 FEET;
THENCE NORTH 88°42'01" WEST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 00°58'14" WEST, A DISTANCE OF 311.25 FEET, TO A POINT ON THE NORTH LINE OF SAID COUNTY ROAD;
THENCE SOUTH 88°42'01" EAST ALONG THE NORTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 120.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Title Notification - Special Flood Hazard Area, including the terms, covenants and provisions thereof;

Recording Date: June 8, 2009
Recording No.: 200906080058

2. Title Notification, including the terms, covenants and provisions thereof;

Recording Date: June 8, 2009
Recording No.: 200906080059
Regarding: Development activities on or adjacent to designated natural resource lands

3. 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."

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.

