

When recorded return to:
Reynaldo A Gomez-Rojas
2109 Sandalwood Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253646
Nov 07 2025
Amount Paid \$9718.64
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
620059476

Escrow No.: 620059476

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric D Hansen and Annette M Hansen, 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 Reynaldo A Gomez-Rojas, an unmarried person and Hilda A
Andrade, 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

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

PTN. SKAGIT COUNTY BLA NO. ENGR23-0279, REC. NO. 202406120087; BEING PTN. NE NE
SECTION 17-34N-R4

Tax Parcel Number(s): P80199 / 4361-000-001-0004

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 11/5/2025

[Signature]
Eric D Hansen

[Signature]
Annette M Hansen

State of Washington

County of SKagit

This record was acknowledged before me on November 5, 2025 by Eric D Hansen and Annette M Hansen.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

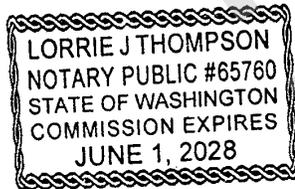


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P80199 / 4361-000-001-0004

LOT 1, "PLAT OF SANDALWOOD", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE NORTH 20.492 FEET OF THE EAST 134.55 FEET THEREOF;

TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4;

THENCE EAST 1,079.08 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 10.00 FEET NORTH OF THE NORTHWEST CORNER OF LOT 1, PLAT OF SANDALWOOD, REFERRED TO ABOVE;

THENCE SOUTH 87°56'52" EAST ALONG THE SOUTH LINE OF THE "PLAT OF CRESMOOR DIV. NO. 2", AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 16, A DISTANCE OF 90.79 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 13 OF SAID PLAT;

THENCE SOUTH 01°01'55" WEST A DISTANCE OF 5.00 FEET;

THENCE NORTH 87°56'52" WEST A DISTANCE OF 7.00 FEET;

THENCE SOUTH 01°01'55" WEST A DISTANCE OF 5.00 FEET;

THENCE NORTH 87°56'52" WEST A DISTANCE OF 83.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, PLAT OF SANDALWOOD;

THENCE NORTH 01°01'55" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID "PLAT OF SANDALWOOD", RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 87°57'29" EAST ALONG THE NORTH MARGIN OF SANDALWOOD STREET A DISTANCE OF 1.25 FEET;

THENCE NORTH 01°01'55" EAST A DISTANCE OF 96.07 FEET;

THENCE NORTH 87°56'52" WEST A DISTANCE OF 1.25 FEET;

EXHIBIT "A"
Legal Description
(continued)

THENCE SOUTH 01°01'55" WEST ALONG THE EAST LINE OF LOT 1 OF SAID PLAT A DISTANCE OF 96.07 FEET TO THE NORTH MARGIN OF SANDALWOOD STREET AND THE POINT OF BEGINNING;

(AS SHOWN IN SKAGIT COUNTY BOUNDARY LINE ADJUSTMENT ENGR23-0279, RECORDED JUNE 12, 2024, UNDER AUDITOR'S FILE NUMBER 202406120087, 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 the Plat of Sandalwood:

Recording No: 862248

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: August 10, 1977
Recording No.: 862312

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 24, 1983
Recording No.: 8305240026

3. Agreement, and the terms and conditions thereof:

Executed by: Sandalwood, a Limited Partnership and the City of Mount Vernon
Recording Date: August 3, 1977
Recording No.: 862948

4. Agreement, and the terms and conditions thereof:

Executed by: Sandalwood, a Limited Partnership and the City of Mount Vernon
Recording Date: April 28, 1977
Recording No.: 862949

5. Agreement, and the terms and conditions thereof:

Executed by: Sandalwood, a Limited Partnership and the City of Mount Vernon
Recording Date: July 8, 1977
Recording No.: 862951

6. Agreement, and the terms and conditions thereof:

Executed by: Sandalwood, a Limited Partnership and the City of Mount Vernon

EXHIBIT "B"Exceptions
(continued)

Recording Date: July 5, 1977
Recording No.: 865308

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

Dated: September 23, 1977
Recording Date: September 27, 1977
Recording No.: 865584

Said document provides for, among other things, the following:
Said parcel not to be used independently for building purposes

8. Agreement and the terms and conditions thereof:

Executed by: Public Utility District No. 1 of Skagit County and Sandal Wood, a limited Partnership
Recording Date: October 26, 1977
Recording No.: 867454

9. Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon and Wallace D. Maas and Nancy Maas
Recording Date: August 23, 1978
Recording No.: 886182

10. Agreement and the terms and conditions thereof:

Executed by: City of Mount Vernon, a municipal corporation and Frank o. Ramon and Sheryl D. Ramon
Recording Date: November 9, 1978
Recording No.: 891027

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adam Acosta
Purpose: Setback
Recording Date: February 12, 2021
Recording No.: 202102120033
Affects: Portion of said premises

12. 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

EXHIBIT "B"Exceptions
(continued)

law, as set forth on Boundary Line Adjustment:

Recording No: 202406120087

13. 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Mt Vernon.
16. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 08/24/25
between Reynaldo A Gomez-Rojas Hilda A Andrade ("Buyer")
Buyer Buyer
and Eric D. Hansen Annette M. Hansen ("Seller")
Seller Seller
concerning 2109 Sandalwood Street Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Reynaldo A Gomez-Rojas 08/24/25
Buyer Date

Authentisign
Hilda A Andrade 08/24/25
Buyer Date

DocuSigned by:
Eric D. Hansen 8/22/2025
Seller 5140344B... Date

DocuSigned by:
Annette M. Hansen 8/22/2025
Seller 5140344B... Date