

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253725
Nov 14 2025
Amount Paid \$8939.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Daniel Arce Rocha
23319 Pringle Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620060532

Escrow No.: 620060532

STATUTORY WARRANTY DEED

THE GRANTOR(S) John M Padovan, an unmarried person as his seperate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Daniel Arce Rocha, 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 LTS 7, 8 & 9, BLK 23, & VACATED BANDY STREET, WEST ADDN CLEAR LAKE, WASH.,
AKA PARCEL D, BLA, REC NO. 200710300026

Tax Parcel Number(s): P103689 / 4144-023-009-0010

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 11-12-25

John M Padovan
John M Padovan

State of Washington
County of Pend Oreille

This record was acknowledged before me on 12 Nov 2025 by John M Padovan.

Elyse J. Sarb
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 24 April 2026

See attached jurat
for notary seal

State of Washington
County of Kendall

This record was acknowledged before me on 12 Nov 25 by John M Padovan.

Elizabeth J. Sarb
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 30 April 2026

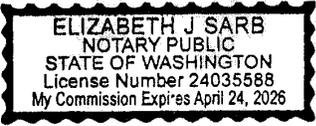


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103689 / 4144-023-009-0010

THOSE PORTIONS OF LOTS 7, 8 AND 9, BLOCK 23, AND VACATED BANDY STREET OF THE PLAT OF WEST ADDITION CLEAR LAKE, WASHINGTON, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 15.00 FEET OF LOT 9;
THENCE NORTH 00°09'24" EAST ALONG THE EAST LINE OF LOT 9, A DISTANCE OF 152.48 FEET TO THE SOUTH LINE OF VACATED BANDY STREET;
THENCE NORTH 00°22'53" WEST, A DISTANCE OF 40.01 FEET TO THE NORTH LINE OF VACATED BANDY STREET;
THENCE SOUTH 89°37'18" WEST ALONG SAID NORTH LINE, A DISTANCE OF 247.13 FEET;
THENCE SOUTH 00°20'14" WEST, A DISTANCE OF 189.90 FEET TO THE NORTH LINE OF THE SOUTH 15.00 FEET OF SAID LOT 7;
THENCE SOUTH 89°46'43" EAST, ALONG THE NORTH LINE OF THE SOUTH 15.00 FEET OF LOTS 7, 8 AND 9, A DISTANCE OF 248.09 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

ALSO KNOWN AS PARCEL D OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200710300026, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH A PORTION OF LOTS 3, 4, 7 AND 8 IN BLOCK 23 OF SAID PLAT OF WEST ADDITION CLEAR LAKE, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 89°51'31" EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 0.95 FEET;
THENCE NORTH 00°20'14" EAST, A DISTANCE OF 142.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°53'03", AND AN ARC DISTANCE OF 54.91 FEET;
THENCE NORTH 00°13'17" EAST, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF THE SOUTH 25.00 FEET OF SAID LOT 8;
THENCE NORTH 89°46'43" WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 8 AND SAID LOT 7, A DISTANCE OF 90.00 FEET;
THENCE SOUTH 00°13'17" WEST, A DISTANCE OF 90°06'57", AND AN ARC DISTANCE OF 55.05 FEET;
THENCE SOUTH 00°20'14" WEST, A DISTANCE OF 142.67 FEET TO THE NORTH LINE OF PRINGLE STREET;
THENCE SOUTH 89°51'31" WEST, ALONG THE NORTH LINE OF PRINGLE STREET, A DISTANCE OF 19.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

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 West Addition Clear Lake-Wash.:

Recording No: Volume 4, Page 32

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

In favor of: Skagit County, a municipal corporation
 Purpose: A drainage ditch
 Recorded: June 2, 1977
 Recording No.: 857432, records of Skagit County, Washington
 Affects: The West 10 feet of the East 20 feet of that portion of vacated Birch Avenue as shown on the Plat of West Addition Clear Lake, Washington, recorded in Volume 4 of Plats, at page 32, records of Skagit County, Washington, lying between the North line of Pringle Street and the North line of vacated Bandy Street.
 Also, a 20 foot strip of land over and across that portion of the Northeast Quarter of the Southwest Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian, lying between the North line of vacated Bandy Street, as shown on the plat of Clear Lake, recorded in Volume 4 of Plats, page 22 and 23, records of Skagit County, Washington and the Southerly right-of-way of the Mud Lake Road No. 7860, the centerline of said strip being the centerline of vacated Birch Avenue, of the said Plat of West Addition Clear Lake, Washington, projected North to the said Mud Lake Road.

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

In favor of: Paul E. Taylor and Barbara Ann Taylor, husband and wife
 Purpose: Water utilities
 Recorded: May 30, 1978
 Recording No.: 880416, records of Skagit County, Washington
 Affects: Said premises and other property

4. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement:

Recording Date: June 22, 1989
 Recording No.: 8906220007

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

EXHIBIT "B"

Exceptions
(continued)

In favor of: Public Utility District No. 1 of Skagit County
 Purpose: PUD Utility Easement
 Recorded: April 6, 2004
 Recording No.: 200404060023
 Affects: Portion of said premises

6. 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 Boundary Line Adjustment Survey:

Recording No: 200710300026

7. 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

Recorded: October 30, 2007
 Recording No.: 200710300026
 As Follows: The herein described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is not for the purpose of creating an additional building lot

8. Plat Lot of Record Certification, including the terms, covenants and provisions thereof

Recording Date: November 5, 2007
 Recording No.: 200711050143

9. 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 Survey:

Recording No: 200710300026

10. 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,

EXHIBIT "B"**Exceptions
(continued)**

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 in the document

Recording Date: March 18, 2009
Recording No.: 200903180105

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

Granted to: Puget Sound Energy, Inc., a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: August 27, 2012
Recording No.: 201208270115
Affects: Portion of said premises

12. Operation-Maintenance & Monitoring Requirement for Proprietary Onsite Sewage Systems, including the terms, covenants and provisions thereof

Recording Date: October 23, 2012
Recording No.: 201210230024

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. City, county or local improvement district assessments, if any.

EXHIBIT "B"

Exceptions
(continued)

16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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

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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 10/16/25

between Daniel Arce Rocha ("Buyer")
Buyer

and John M. Padovan ("Seller")
Seller

concerning 23319 Pringle St. Mt. Vernon WA (the "Property")
Address City State Zip
98273

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.

Authenticator
Daniel Arce Rocha 10/16/25
Buyer Date

John Padovan 10-28-25
Seller Date

Buyer Date

John Padovan 11-12-25
Seller Date