

**When recorded return to:**

Isaura Andrea Mendoza and Isaac Giovanni Munoz  
Garcia  
1007 S 30th St  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253793

Nov 20 2025

Amount Paid \$7285.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
620060646

Escrow No.: 620060646

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Timothy R Abbott, an unmarried man and Keana S Cruse, an unmarried woman for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Isaura Andrea Mendoza and Isaac Giovanni Munoz Garcia, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

THE WEST HALF OF LOTS 7, 8, 9 AND 10, BLOCK 17, VERNON HEIGHTS SECOND  
ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF, RECORDED IN  
VOLUME 3 OF PLATS, PAGE 62, 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): P54676 / 3764-017-010-0101

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11.19.25

Timothy R Abbott  
Timothy R Abbott

Keara S Cruse  
Keara S Cruse

State of Washington

County of Skagit

This record was acknowledged before me on November 19, 2025 by Timothy R Abbott.

Jana K Quinn  
(Signature of notary public)

Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027

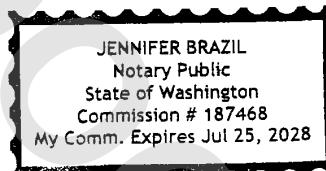
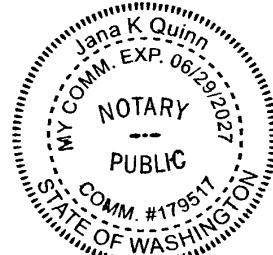
State of Washington

County of Skagit

This record was acknowledged before me on November 19, 2025 by Kean S Cruse.

Jennifer Brazil  
(Signature of notary public)

Notary Public in and for the State of Washington  
My appointment expires: 7-25-28



**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 Vernon Heights Second Addition to Mt. Vernon:

Recording No: 62596

2. 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."

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

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

11/03/2025

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_  
between Isaura Andrea Mendoza Isaac Giovanni Munoz Garcia ("Buyer")  
Buyer  
and Timothy R Abbott Keana S Cruse ("Seller")  
Seller  
concerning 403 E Division St Mount Vernon WA 98274 (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  
Isaura Andrea Mendoza 11/03/2025  
Buyer Date

Authentisign  
Timothy R Abbott 09/03/2025  
Seller Date

Authentisign  
Isaac Giovanni Munoz Garcia 11/03/2025  
Buyer Date

Authentisign  
Keana S Cruse 08/26/2025  
Seller Date