

**When recorded return to:**

Dulce Cristal Cancelada and Rigoalberto  
Cancelada  
4758 Mount Baker Loop  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260056

Jan 08 2026

Amount Paid \$10256.20  
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

620060822

Escrow No.: 620060822

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Andres Arias Gonzalez, also appearing of record as Andres Arias-Gonzalez and Rachel Valencia Arias, 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 Dulce Cristal Cancelada and Rigoalberto Cancelada, a married couple

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

LOT 47, "SKAGIT HIGHLANDS, DIVISION II," AS PER PLAT RECORDED ON APRIL 4, 2006,  
UNDER AUDITOR'S FILE NO. 200604040052, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

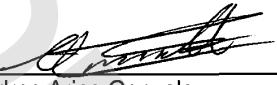
Tax Parcel Number(s): P124267 / 4887-000-047-0000

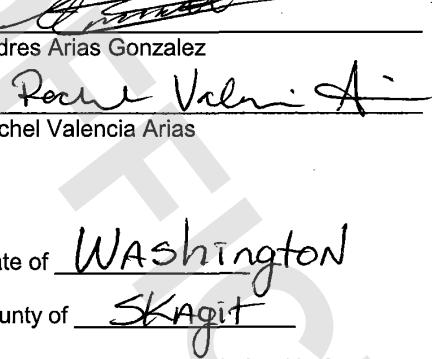
Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: 1/5/26

  
Andres Arias Gonzalez

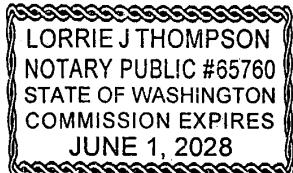
  
Rachel Valencia Arias

State of Washington

County of Skagit

This record was acknowledged before me on JANUARY 5, 2026 by Andres Arias Gonzalez and Rachel Valencia Arias.

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



**EXHIBIT "A"**  
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington  
Recording No.: Volume 49 of Deeds, page 532

No determination has been made as to the current ownership or other matters affecting said reservations.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

2. Terms and conditions contained in City of Mount Vernon Ordinance Nos. 2483, 2532, 2546 and 2550:

Recording No.: 838309  
Recording No.: 9203270092  
Recording No.: 9303110069  
Recording No.: 9308060022  
Recording No.: 9309210028

3. Terms and conditions of the Master Plan;

Recording Date: July 1, 2005  
Recording No.: 200507010182  
Affects: Said plat and other property

4. Development Agreement and the terms and conditions thereof:

Between: The City of Mount Vernon and MVA, Inc., a Washington corporation  
Recording Date: June 21, 2001  
Recording No.: 200106210002  
Affects: Said plat and other property

Modified by instrument recorded July 1, 2005, under Recording No. 200507010182 .

5. Storm Drainage Release Easement Agreement, including the terms and conditions thereof, disclosed by instrument(s);

Between: Georgia Schopf, as her separate estate and MVA, Inc., a Washington

**EXHIBIT "A"**

Exceptions  
(continued)

corporation  
Recording Date: July 27, 2001  
Recording No.: 200107270065  
Affects: Said plat and other property

6. Mitigation Agreement, including the terms and conditions thereof;  
Between: Sedro-Woolley School District No. 101 and MVA, Inc.  
Recorded: July 5, 2001  
Recording No.: 200107270077  
Providing: MVA, Inc.  
Affects: Said plat and other property

7. Developer Extension Agreement and the terms and conditions thereof;  
Between: M.V.A., Inc., a corporation and The City of Mount Vernon  
Dated: June 27, 2001  
Recording Date: August 22, 2001  
Recording No.: 200108220046  
Affects: Said plat and other property

Amended by instrument recorded July 1, 2005, under Recording No. 200507010181.

8. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof, as recorded May 23, 2002, under Recording No. 200205230079 and as amended by instrument recorded June 3, 2002, under Recording No. 200206030153 .

9. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;  
Recording Date: August 17, 2005  
Recording No.: 200508170113  
Executed by: Skagit Highlands, LLC, a Washington limited liability company

AMENDED by instrument(s):  
Recording No.: 200607250099  
Recording No.: 200806040066  
Recording No.: 200810160044

10. 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

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: August 17, 2005  
Recording No.: 200508170114

Recording No.: 200511020084  
Recording No.: 200604060049  
Recording No.: 200605230088  
Recording No.: 200605250083  
Recording No.: 200605260150  
Recording No.: 200607250100  
Recording No.: 200608250117  
Recording No.: 200612210068  
Recording No.: 200806040066  
Recording No.: 200810160044  
Recording No.: 200902050087  
Recording No.: 201510210021  
Recording No.: 201510210022  
Recording No.: 201510260101  
Recording No.: 201510260102  
Recording No.: 201512160015  
Recording No.: 201708100003

11. 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 17, 2005  
Recording No.: 200508170115

12. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recording Date: July 11, 2005  
Recording No.: 200507110156  
In favor of: Puget Sound Power and Light Company  
Regarding: Electric transmission and/or distribution line

13. Agreement, including the terms and conditions thereof;

Between: Skagit Highlands, LLC, or its successors or assigns and Public Utility  
District No. 1 of Skagit County  
Recording Date: October 7, 2005  
Recording No.: 200510070093  
Providing: Water Service Contract

**EXHIBIT "A"**

Exceptions  
(continued)

14. 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 Skagit Highlands Division II:

Recording No: 200604040052

15. 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."

16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

17. Assessments, if any, levied by Mt Vernon.

18. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 11, 2025

between Dulce Cristal Cancelada Rigoalberto Cancelada ("Buyer")  
Buyer  
and Andres A Gonzalez Rachel V Arias ("Seller")  
Seller  
concerning 4758 Mount Baker Loop 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.

*Dulce Cristal Cancelada* 12/11/2025  
AuthentiSIGN  
Buyer Date

*Rigoalberto Cancelada* 12/11/2025  
AuthentiSIGN  
Buyer Date

*Andres Arias* 12/11/25  
AuthentiSIGN  
Seller Date

*Rachel Arias* 12/11/25  
AuthentiSIGN  
Seller Date