

**When recorded return to:**  
Rocio Castellano-Herrera and Juan Martin Garcia  
Guerrero  
18663 Cascade Ridge Court  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20260326  
Feb 06 2026  
Amount Paid \$14314.60  
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

Escrow No.: 620060952

**CHICAGO TITLE**  
620060952

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard R Norman, an unmarried person, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Rocio Castellano-Herrera and Juan Martin Garcia Guerrero, a  
married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 3, "PLAT OF CASCADE RIDGE COURT", AS PER PLAT RECORDED IN VOLUME 16 OF  
PLATS, PAGES 87 THROUGH 89, INCLUSIVE, 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): P108096 / 4668-000-003-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2-2-26

Richard R. Norman  
Richard R Norman

State of Washington  
County of Skagit

This record was acknowledged before me on February 2, 2026 by Richard R Norman.

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



**EXHIBIT "A"**

## Exceptions

1. Easement, including the terms and conditions thereof, reserved by instrument(s);  
 Recorded: May 8, 1944  
 Auditor's No(s): 373093, records of Skagit County, Washington  
 In favor of: J.M. Sherrill and Nina V. Sherrill, husband and wife  
 For: Right-of-way  
 Affects: The West Half of the Southeast Quarter of Section 4, Township 33 North,  
 Range 4 East of the Willamette Meridian; Said premises, the exact location and  
 extent of said easement is undisclosed of record
  
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: September 10, 1979  
 Auditor's No(s): 7909100056, records of Skagit County, Washington  
 In favor of: Penn Timber Inc.  
 For: Ingress, egress, and utilities  
  
 Note: Exact location and extent of easement is undisclosed of record.
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: June 19, 1989  
 Auditor's No(s): 8906190004, records of Skagit County, Washington  
 In favor of: Georgia Pacific  
 For: Ingress and egress  
 Affects: Said premises, the exact location and extent of said easement is  
 undisclosed of record
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: February 25, 1992  
 Auditor's No(s): 9202250094, records of Skagit County, Washington  
 In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife  
 For: Ingress, egress and utilities  
 Affects: A 60-foot strip through said subdivision
  
5. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: March 17, 1994  
 Auditor's No.: 9403170036, records of Skagit County, Washington  
 In favor of: Cascade Natural Gas Corporation  
 For: A natural gas pipeline or pipelines  
 Affects: A portion of the Northeast Quarter of the Southeast Quarter of the  
 Southwest Quarter as described therein
  
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: July 2, 1991  
 Auditor's No(s): 9107020145, records of Skagit County, Washington  
 In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife  
 For: Ingress, egress and utilities  
 Affects: Said premises, the exact location and extent of said easement is

**EXHIBIT "A"**Exceptions  
(continued)

undisclosed of record

NOTE: Said rights of ingress, egress, and utilities have been granted to numerous parties of said described property including, but not limited to, conveyances under Auditor's File Nos. 9107080018, 9107090057, 9109270026, 9109300049, and 9201140059, records of Skagit County, Washington.

7. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: July 9, 1991  
 Auditor's No.: 9107090056, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property, (when said streets and roads are dedicated to the public, this clause shall become null and void.)
8. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: January 26, 1993  
 Auditor's No.: 9301260091, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects:
- Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)
- Easement No. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road right-of-ways.
9. Easement, including the terms and conditions thereof, granted by instrument;  
 Recorded: July 15, 1994  
 Auditor's No.: 9407150026, records of Skagit County, Washington  
 In favor of: The County of Skagit, State of Washington  
 For: Storm water, drainage and pond maintenance  
 Affects: A portion of the Northwest Quarter of the Southeast Quarter of Section 4, Township 33 North, Range 4 East of the Willamette Meridian
10. Easement, including the terms and conditions thereof, reserved by instrument(s);  
 Recorded: February 26, 1992  
 Auditor's No(s): 9202260069, records of Skagit County, Washington  
 In favor of: Keith S. Johnson and Alison R. Johnson, husband and wife  
 For: Undisclosed

**EXHIBIT "A"**Exceptions  
(continued)

**Affects:** Said premises, the exact location and extent of said easement is undisclosed of record

11. Terms, conditions and restrictions of that Notice of Action;  
Recorded: December 4, 1995  
Auditor's No.: 9512040066, records of Skagit County, Washington
12. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: English Lumber Co.  
Recorded: May 21, 1934  
Auditor's No.: 262330, records of Skagit County, Washington  
As Follows:  
  
Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided, however, that the grantor, its successors or assigns, shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.
13. Terms and conditions of that Variance;  
Recorded: July 6, 1992  
Auditor's No.: 9207060039, records of Skagit County, Washington  
Variance No.: 92-021
14. Terms and conditions of that Variance;  
Recorded: June 15, 1995 and December 21, 1995  
Recording No.: 9506150044  
Recording No.: 9512210029  
Variance No.: 93-009
15. 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 Cascade Ridge Court:

Recording No: 9601190017

**EXHIBIT "A"**Exceptions  
(continued)

16. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: June 26, 1996  
Auditor's No.: 9606260031, records of Skagit County, Washington  
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife
17. Low Flow Mitigation Summary including the terms, covenants and provisions thereof  
Recording Date: June 18, 1998  
Recording No.: 9806180076
18. 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: 9809250005
19. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
20. 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."

**EXHIBIT "A"**

Exceptions  
(continued)

21. 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 January 02, 2026

between Rocio C Herrera Buyer Juan Martin Garcia Guerrero Buyer ("Buyer")

and Richard R Norman Seller ("Seller")


concerning 18663 Cascade Ridge Court Address Mount Vernon City WA 98274 State Zip (the "Property")

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  
  
Buyer 01/03/2026 Date

Authentisign  
  
Seller 01/03/26 Date

Authentisign  
  
Buyer 01/02/2026 Date

Seller Date