

202603110017

03/11/2026 09:50 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:
Rebecca Lynn Pacheco
29723 4th Ave NW
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260693
Mar 11 2026
Amount Paid \$7685.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO TITLE

620061144

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620061144

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frank C. Spane, Jr. and Kira L. Spane and James A. Spane, a married person as a 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 Rebecca Lynn Pacheco, an unmarried person and Michael Luis Pacheco, an unmarried person

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

LOT 28, PLAT OF JASMINE PLACE, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2002, UNDER AUDITOR'S FILE NO. 200202280026, 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): P118986 / 4791-000-028-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 09, 2026

[Signature]
Frank C. Spane, Jr.

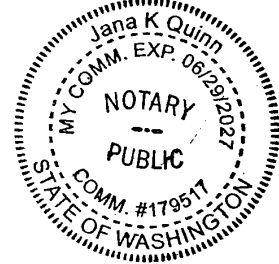
[Signature]
Kira L. Spane

James A. Spane

State of Washington
County of Skaqit

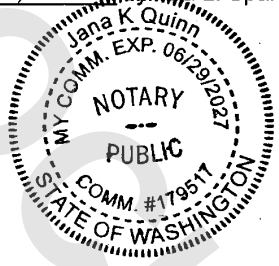
This record was acknowledged before me on march 09, 2026 by Frank C. Spane, Jr..

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027
State of Washington
County of Skaqit



This record was acknowledged before me on march 09, 2026 by Kira L. Spane.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027
State of _____
County of _____



This record was acknowledged before me on _____ by James A. Spane.

(Signature of notary public)

STATUTORY WARRANTY DEED
(continued)

Dated: 3/09/26

Frank C. Spane, Jr.

Kira L. Spane



James A. Spane

State of _____

County of _____

This record was acknowledged before me on _____ by Frank C. Spane, Jr..

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____

County of _____

This record was acknowledged before me on _____ by Kira L. Spane.

(Signature of notary public)
Notary Public in and for the State of _____
My appointment expires: _____

State of _____

County of _____

This record was acknowledged before me on _____ by James A. Spane.

SEE ATTACHED

(Signature of notary public)

TO CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of LOS ANGELES }

On 09 MAR 2026, before me, Manuel Lopez, Notary Public,
personally appeared JAMES A. SPANE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE Manuel Lopez

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: STATUTORY WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 4, 1991
Recording No.: 9102040072, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 5, 1991
Recording No.: 9103050066, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 24, 2001
Recording No.: 200108240008, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted

4. Easement, including the terms and conditions thereof, created by instrument;

Recorded: September 6, 2001
Recording No.: 200109060034, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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 open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Easement No. 3: All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven, surfaces shall be located within a 5 foot perimeter or all of Grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds

EXHIBIT "A"Exceptions
(continued)

5. Exceptions and reservations as contained in instrument;

Recorded: August 17, 1900
 Recording No.: 34055, records of Skagit County, Washington
 Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
 As Follows: All coal and other minerals are reserved and excepted from this conveyance

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 the Plat of Jasmine Place:

Recording No: 200202280026

7. 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."

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

