

**When recorded return to:**

Andres Arias Gonzalez and Rachel Arias  
1500 E College Way Ste A PMB 469  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260707

Mar 12 2026

Amount Paid \$9206.00  
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.: 620061155

**CHICAGO TITLE**  
620061155

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James S Doughty, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Andres Arias Gonzalez and Rachel Arias, a married couple

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

LOT 18 "NORTHSOUND ESTATES NO. 1" AS PER PLAT RECORDED IN VOLUME 9 OF  
PLATS, PAGES 6 AND 7, 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): P67690 / 3962-000-018-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: march 09, 2026

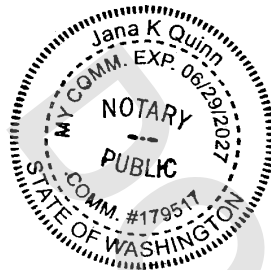
*James S Doughty*  
James S Doughty

State of Washington

County of Skiagit

This record was acknowledged before me on march 09, 2026 by James S Doughty.

*Jana K Quinn*  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027



**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 Northsound Estates No. 1:

Recording No: 676023

2. Easement, including the terms and conditions thereof, reserved by instrument;

Recording Date: October 10, 1892  
Volume: 23 of Deeds  
Page: 690  
For: Right of way for drainage purposes  
Affects: A portion of said premises and other property

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

Recording Date: October 1, 1962  
Recording No.: 626901  
In favor of: Gene Sargent and Charlotte Sargent  
For: Roadway purposes  
Affects: Private roadway delineated on plat

4. 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: February 9, 1966  
Recording No.: 678479  
Executed By: North Sound Corporation

AMENDED by instrument(s):

Recording Date: February 2, 1981  
Recording No.: 8102020019

NOTE: A purported abandonment of that certain easement and restriction designated in Paragraph 13 in instrument recorded February 9, 1966, under recording number 678479, records of Skagit County, Washington. This document was recorded on August 23, 1982, under recording number 8208230059, records of Skagit County, Washington.

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

5. 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: February 9, 1966  
Recording No.: 678478  
Executed By: North Sound Corporation

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.