

When recorded return to:
Karla Denisse Munoz and David Alejandro
Sepulveda Nunez
1212 Oak Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260862
Mar 26 2026
Amount Paid \$7765.00
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

CHICAGO TITLE

620061286

Escrow No.: 620061286

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erin Sheehy as Administrator of The Estate of Edward J. Sheehy, Deceased and Betty Emery as Executor of The Estate of Vita A. Sheehy, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to David Alejandro Sepulveda Nunez and Karla D Munoz, a married couple

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

LOT 27, "THE MEADOW PHASE II," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 1 THROUGH 7, 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): P106494 / 4638-000-027-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 03/26/2026

The Estate of Edward J. Sheehy, Deceased

BY: Erin Sheehy
Erin Sheehy
Administrator

The Estate of Vita A. Sheehy, Deceased

BY: _____
Betty Emery
Executor

State of Washington

County of Snohomish

This record was acknowledged before me on 03/26/2026 by Erin Sheehy as
Administrator of The Estate of Edward J. Sheehy, Deceased.

Taylor K. Samuel
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/23/2027

TAYLOR K. SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

State of _____

County of _____

This record was acknowledged before me on _____ by Betty Emery as
Executor of The Estate of Vita A. Sheehy, Deceased.

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

Notarized remotely online using communication technology via Proof.

STATUTORY WARRANTY DEED
(continued)

Dated: 03/26/2026

The Estate of Edward J. Sheehy, Deceased

BY: _____
Erin Sheehy
Administrator

The Estate of Vita A. Sheehy, Deceased

BY: Betty Emery
Betty Emery
Executor

State of _____

County of _____

This record was acknowledged before me on _____ by Erin Sheehy as
Administrator of The Estate of Edward J. Sheehy, Deceased.

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

State of Washington

County of Snohomish

This record was acknowledged before me on 03/26/2026 by Betty Emery as
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TAYLOR K. SAMUEL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 23035522
COMMISSION EXPIRES 10/23/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: To cut down trees dangerous to operation of railroad
Recording Date: October 24, 1890
Recording No.: Volume 13, Page 383, records of Skagit County, Washington
Affects: A 200 foot strip on each side of centerline of Seattle and Montana Railroad
2. Drainage right of way and the terms and conditions thereof:

Recording Date: April 23, 1943
Recording No.: 361626
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Sewer line operation and maintenance
Recording Date: April 3, 1959
Recording No.: 578556
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: Water line
Recording Date: October 26, 1977
Recording No.: 867455
5. 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 Short Plat No. MV-2/83:

Recording No: 8305100002
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Electric transmission and/or distribution line
Recording Date: September 9, 1993

EXHIBIT "A"Exceptions
(continued)

Recording No.: 9309090091
Affects: Said premises and other property

7. Agreement and the terms and conditions thereof:

Executed by: The Meadows Associates, a Washington general partnership and
Dujardin Development Company, a Washington corporation
Recording Date: June 15, 1994
Recording No.: 9406150082
Providing: Indemnity and Escrow Agreement

8. 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: May 19, 1994
Recording No.: 9405190106

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 9, 2019
Recording No.: 201909090137

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: The Meadow at Mount Vernon Homeowners' Association
Recording Date: May 19, 1994
Recording No.: 9405190106

10. 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 The Meadow Phase II:

Recording No: 9410120065

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

EXHIBIT "A"Exceptions
(continued)

12. 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."
13. Assessments, if any, levied by The Meadow at Mount Vernon Homeowners Association.
14. Assessments, if any, levied by Mt Vernon.
15. City, county or local improvement district assessments, if any.
16. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 February 21, 2026

between Karla Denisse Munoz David Alejandro Sepulveda Nune ("Buyer")
Buyer Buyer
and Estate of Edward J Sheehy and Vita A Sheehy ("Seller")
Seller Seller
concerning 1212 Oak Place 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.

Authenticated: Karla Munoz 02/21/2026
Buyer Date

Authenticated: David Alejandro Sepulveda Nune 02/21/2026
Buyer Date

Signed by: Erin Emery 2/23/2026
11523448903641 Date

Seller Personal Representative of Vita A Sheehy estate 03/26/2026

Signed by: Erin Sheehy 2/23/2026
11523448903641 Date

Seller Personal Representative of Edward J Sheehy estate