

When recorded return to:

Roberto Villegas Godoy and Bernarda Villegas
827 John Liner Road
Sedro Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20261303
Date 04/30/2026

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620061279

CHICAGO TITLE

620061279

STATUTORY WARRANTY DEED

THE GRANTOR(S) City of Sedro Woolley a municipal corporation of the State of Washington
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Roberto Villegas Godoy and Bernarda Villegas, a married
couple

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

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

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

PTN LT 1, PLAT OF CASCADE PARK ADD.

Tax Parcel Number(s): P76320 / 4154-000-001-0005

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 4-28-24

City of Sedro Woolley

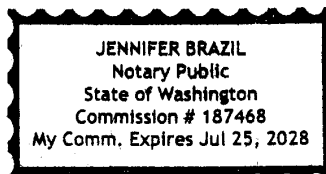
BY: [Signature]
JoEllen Kesti
MayorState of Washington
County of SkagitThis record was acknowledged before me on April 28, 2024 by JoEllen Kesti ~~and~~
~~Patricia Lane~~ as Mayor ~~and City Engineer~~, respectively, of City of Sedro Woolley. JK[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-28

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P76320 / 4154-000-001-0005

LOT 1, PLAT OF CASCADE PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;

EXCEPT THAT PORTION FOR RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 85°15'55" EAST ALONG SAID SOUTH RIGHT OF WAY, FOR A DISTANCE OF 70.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 04°44'05" WEST WITH A RADIUS OF 20.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°58'49" FOR A DISTANCE OF 30.71 FEET;
THENCE SOUTH 02°42'54" WEST FOR A DISTANCE OF 100.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 09°48'49" WEST FOR A DISTANCE OF 30.10 FEET;
THENCE NORTH 04°44'10" WEST FOR A DISTANCE OF 46.98 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, WHOSE CENTER BEARS SOUTH 85°16'16" WEST WITH A RADIUS OF 40.83 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 85°03'08" FOR A DISTANCE OF 60.61 FEET;
THENCE NORTH 89°47'19" WEST FOR A DISTANCE OF 17.51 FEET;
THENCE NORTH 68°35'40" WEST FOR A DISTANCE OF 18.61 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE NORTH 02°43'00" EAST ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

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 Cascade Park Addition:

Recording No: 533190
2. 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: April 4, 1956
Recording No.: 533917
3. 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: July 20, 1960
Recording No.: 596786
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Lots, 1, 2 and 8 of said plat
Purpose: Sewer line
Recording Date: June 19, 1985
Recording No.: 8506190016
Affects: Portion of said premises
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 Survey:

EXHIBIT "B"

Exceptions
(continued)

Recording No: 2009060023

6. Deed and Dedication for Public Right of Way and the terms and conditions thereof:

Recording Date: November 19, 2025
Recording No.: 202511190054

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

Granted to: City of Sedro-Woolley a municipal corporation of the State of Washington
Purpose: Unobstructed line of sight for Vehicular and non-motorized traffic
Recording Date: November 19, 2025
Recording No.: 202511190055
Affects: Portion of said premises

8. Land Corner Record and the terms and conditions thereof:

Recording Date: November 10, 2025
Recording No.: 202511100027

9. 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."

10. Assessments, if any, levied by Sedro Woolley.

EXHIBIT "B"

Exceptions
(continued)

11. City, county or local improvement district assessments, if any.
12. 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.

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Seller _____ Date _____