

When recorded return to:
Fernando Morales-Garcia
477 Brook Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261994
Jun 25 2026
Amount Paid \$8005.00
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.: 620062214

CHICAGO TITLE

620062214

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joseph Lavelle, 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 Fernando Morales-Garcia, an unmarried person and Paola De La Cruz Valles, an unmarried person

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.)

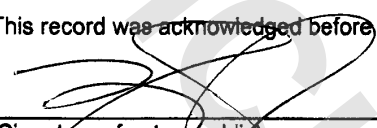
LT 72, SPRING MEADOWS - DIV. I

Tax Parcel Number(s): P114876 / 4732-000-072-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 6/24/26

Joseph LavelleState of Kansas
County of JohnsonThis record was acknowledged before me on June 24/26 by Joseph Lavelle.

(Signature of notary public)
Notary Public in and for the State of Kansas
My appointment expires: 10/20/28

MARJI S. RINI
Notary Public-State of Kansas
My Appointment Expires Oct. 20, 2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P114876 / 4732-000-072-0000

LOT 72, PLAT OF SPRING MEADOWS - DIV. I, AS PER PLAT RECORDED IN VOLUME 17 OF
PLATS, PAGES 65 AND 66, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Spring Meadows Div I:

Recording No: 9905140014

2. Terms and conditions of Ordinance No. 1187 and the terms and conditions thereof:

Executed by: City of Sedro-Woolley
Recorded: January 26, 1994
Recording No.: 9401260022

3. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association:

Recording Date: April 15, 1999
Recording No.: 9904150047

4. Covenants, conditions, and restrictions contained in declaration(s) 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;

Recording Date: March 4, 1999
Recording No.: 9903040085
Executed By: Vine Street Fund, L.L.C.

Amended by instrument(s):

Recording Date: April 15, 1999
Recording No.: 9904150048

Recording Date: May 25, 1999
Recording No.: 9905250019

Recording Date: July 24, 2000
Recording No.: 200007240001

Recording Date: August 28, 2006
Recording No.: 200608280166

Recording Date: December 7, 2006

EXHIBIT "B"**Exceptions
(continued)**

Recording No.: 200612070087

Recording Date: June 15, 2022.

Recording No.: 202206150036

5. 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: Spring Meadows Homeowners Association

Recording Date: March 4, 1999

Recording No.: 9903040085

6. 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."

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