



201811020074

11/02/2018 03:15 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Mr. and Mrs. Alejandro Nicolas Turcios
1906 North 30th Street
Mount Vernon, WA 98273

Filed for Record at Request of
Northwest Escrow, LLC
Escrow Number: MV18-1020TL

CHICAGO TITLE
Q20035919

Statutory Warranty Deed

THE GRANTORS April Bryant, who acquired title as April Clark who are one in the same and Daniel Bryant, wife and husband for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Alejandro Nicolas Turcios and Stephanie Gordon Turcios, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot(s): 20 TJ TOWNHOUSES

Tax Parcel Number(s): P117607/4769-000-020-0000

Lot 20, PLAT OF TJ TOWNHOUSES, according to the plat thereof recorded November 30, 2000, under Auditor's File No. 200011300053, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Attached as Exhibit "A" by this reference made a part thereof

Dated October 31, 2018



April Bryant



Daniel Bryant

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 4883
NOV 02 2018
Amount Paid \$ 3823.10
Skagit Co. Treasurer
By HB Deputy

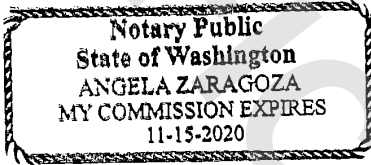
STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that **April Bryant and Daniel Bryant**

are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 1st November 2018

Angela Zaragoza
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires: 11/15/2020



Escrow No.: MV18-1020TL

EXHIBIT "A"

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 22, 1977
Auditor's No(s): 861138, records of Skagit County, Washington
In favor of: Continental Telephone Company

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Auditor's No.: 67757, records of Skagit County, Washington
Executed By: State of Washington

10 foot by 10 foot easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 5, 1985
Auditor's No(s): 8511050076, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

Recorded: July 2, 1986
Auditor's No(s): 8607020048, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;

Recorded: September 13, 1990
Auditor's No(s): 9009130055, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;

Recorded: March 2, 1999
Auditor's No(s): 9903020122, records of Skagit County, Washington

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 27, 2000
Auditor's No(s): 200001270030, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County

Escrow No.: MV18-1020TL

EXHIBIT "A" Continued

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

Recorded: September 12, 2000

Auditor's No(s): 200009120116, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: September 12, 2000

Auditor's No(s): 200009120118, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: March 27, 2001 and July 31, 2003

Auditor's No(s): 200103270101 and 200307310168, records of Skagit County, Washington

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF TJ TOWNHOUSES:**

Recording No: 200011300053

Terms, conditions, and restrictions of that instrument entitled Notice;

Recorded: April 25, 2002

Auditor's No(s): 200204250057, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: October 30, 2001

Auditor's No(s): 200110300103, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 8, 2003

Auditor's No(s): 200305080235, records of Skagit County, Washington

Escrow No.: MV18-1020TL

EXHIBIT "A" Continued

Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: October 16, 2003
Auditor's No(s): 200310160116, records of Skagit County, Washington
In favor of: The Great American Dream dba Landmark Building & Development
For: Drainage

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."