

When recorded return to:  
Jose Garcia Luna and Patricia Garcia  
809 South 30th Street  
Mount Vernon, WA 98274

201811200098  
11/20/2018 03:36 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
W20035771

Escrow No.: 620035771

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Charlotte A Buss, an unmarried woman  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jose Garcia Luna and Patricia Garcia, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 2, "PLAT OF EASTGATE SOUTH, according to the plat thereof, recorded January 6, 2006,  
under Auditor's File No. 200601060119, records of Skagit County, Washington.  
Situat in Skagit County, Washington  
Abbreviated Legal: (Required if full legal not inserted above.)


Tax Parcel Number(s): P123908 / 4881-000-002-0000,

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20185130  
NOV 20 2018  
Amount Paid \$ 6039.20  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 19, 2018


  
Charlotte A Buss

State of WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Charlotte A Buss is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 20, 2018

  
Name: Kathryn A Freeman  
Notary Public in and for the State of WA  
Residing at: Snokomish co.  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**  
Exceptions

1. **RESERVATION CONTAINED IN DEED**  
Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recorded: April 17, 1902  
Auditor's No.: 39602, Volume 44 of Deeds, page 499  
As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.  
  
We have made no determination as to the current ownership of said reservation.
2. **MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**  
  
Short Plat No.: 8-80  
Recorded: May 30, 1980  
Auditor's No.: 8005300027
3. **MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**  
  
Recorded: May 10, 1991  
Auditor's No.: 9105100035
4. **EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**  
Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: November 17, 2005  
Recorded: December 5, 2005  
Auditor's No.: 200512050116  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
  
Area Affected:  
Easement No. 1:  
All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)  
Easement No. 2:  
A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
5. **Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or**

**EXHIBIT "A"**

Exceptions  
(continued)

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 **EASTGATE SOUTH:**

Recording No: 200601060119

## 6. RESERVATION CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife  
Recorded: April 17, 1902  
Auditor's No.: 39602, Volume 44 of Deeds, page 499  
As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

We have made no determination as to the current ownership of said reservation.

## 7. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 8-80  
Recorded: May 30, 1980  
Auditor's No.: 8005300027

## 8. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: May 10, 1991  
Auditor's No.: 9105100035

## 9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: November 17, 2005  
Recorded: December 5, 2005  
Auditor's No.: 200512050116  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

## Area Affected:

## Easement No. 1:

All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

## Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above

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

described  
property being parallel to and coincident with the boundaries of all private/public street and  
road rights-of-way.

10. 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 **EASTGATE SOUTH:**

Recording No: 200601060119

11. 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."

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.