

When recorded return to:
Rufina Cruz and Fidel S. Solano Cruz
2602 River Vista Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-1404
Apr 21 2020
Amount Paid \$6965.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042127

CHICAGO TITLE
020042127

STATUTORY WARRANTY DEED

THE GRANTOR(S) Billy Sheng Wang, 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 Rufina Cruz and Fidel S. Solano Cruz, a married couple

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

LOT 31, REPLAT OF LOTS 1 AND 2, NORTH HILL PUD, LU-06-009, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 22, 2006, UNDER AUDITOR'S FILE NO. 200606220127, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P124731 / 4898-000-031-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 17, 2020

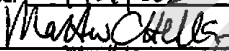


Billy Sheng Wang

State of WASHINGTON
County of ~~SKAGOT~~ Spokane
~~West~~ Spokane

I certify that I know or have satisfactory evidence that Billy Sheng Wang is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/21/2020



Name: Matthew C. Hellstrom
Notary Public in and for the State of WA
Residing at: Spokane, WA
My appointment expires: May 20, 2023

Notary Public
State of Washington
MATTHEW C HELLSTROM
License #39977
My Commission Expires
May 20, 2023

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Replat of Lots 1 & 2 LU06-009 Plat of North Hill PUD:
Recording No: 200606220127
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 North Hill PUD:
Recording No: 200505050094
3. 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: May 5, 2005
Auditor's No(s): 200505050093, records of Skagit County, Washington
Executed By: Hansell Mitzel Homes LLC
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 5, 2005
Auditor's No(s): 200505050093, records of Skagit County, Washington
Imposed By: Hansell Mitzel Homes LLC
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 14, 2004
Auditor's No.: 200405140159, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises, the exact location and extent of said easement is undisclosed of record
6. Terms, conditions, and restrictions of that instrument entitled Consent to Change Grade;
Recorded: December 19, 2001
Auditor's No(s): 200112190136, records of Skagit County, Washington
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 6, 2001
Auditor's No(s): 200111060117, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
8. Easement, including the terms and conditions thereof, reserved by instrument(s);
Recorded: November 12, 1981
Auditor's No(s): 8111120001, records of Skagit County, Washington
In favor of: Paul Hamburg and Flora Hamburg
For: Storm Drainage
9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;
Recorded: April 18, 1968

EXHIBIT "A"

Exceptions
(continued)

Auditor's No(s): 712627, records of Skagit County, Washington
Executed By: Dorthea Anderson

Said instrument is a re-recording of instrument (s);
Auditor's File No(s): 712212, records of Skagit County, Washington

10. 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."

11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by The North Hill Homeowner's Association.
13. Assessments, if any, levied by City of Mount Vernon.