

When recorded return to:
Martin Felipe Clavijo Vergara and Martha Lucia
Valencia
11932 161st Ave NE
Redmond, WA 98052

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3428

Aug 31 2020

Amount Paid \$12989.00

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

CHICAGO TITLE
620043907

Escrow No.: 620043907

STATUTORY WARRANTY DEED

THE GRANTOR(S) Virgil G. Hofkamp, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Martin Felipe Clavijo Vergara and Martha Lucia Valencia, a married couple

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

LOT 11, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 11 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 84 AND 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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


Tax Parcel Number(s): P68445

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 25, 2020




Virgil G. Hofkamp

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Virgil G. Hofkamp 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: August 27, 2020



Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arington
My appointment expires: 03.01.2024

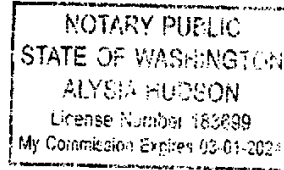


EXHIBIT "A"
Exceptions

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 Rancho San Juan Del Mar Subdivision No. 11:

Recording No: 732553

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: November 18, 1969

Recording No.: 733115

Being a re-record of Recording No. 732552

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Del Mar Community Service, Inc. and/or Corporate Road Association

Recording Date: November 18, 1969

Recording No.: 733155

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

Recorded: October 24, 1960

Auditor's No(s): 600119, records of Skagit County, Washington

In favor of: Del Mar Community Services, Inc.

For: Installation and maintenance of water pipeline

Affects: The Easterly 6 feet of said premises

5. Terms and provisions of that certain Contract;

By: O. B. McCorkle and Esther M. McCorkle, husband and wife

And between: Del Mar Community Service, Inc., a Washington corporation

Dated: July 19, 1962

Recorded: January 9, 1963

Providing for: Among other matters, the development of the water system and other facilities and issuance of certificates of membership

A Water Line Franchise Agreement is recorded Aug. 6, 2020 under auditors file number 202008060087.

EXHIBIT "A"Exceptions
(continued)

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. Agreement, including the terms and conditions thereof; entered into;
 By: Skagit County
 And Between: Joseph N. Barnes and Agnes L. Barnes
 Recorded: June 7, 1983
 Auditor's No.: 8306070020, records of Skagit County, Washington
 Providing: Sand Filter Sewage System Installation
8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
 Imposed by: Sunset Lane Association
 Recording Date: September 2, 2008
 Recording No.: 200809020125
9. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
 Recording Date: June 27, 2013
 Recording No.: 201306270057
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.
12. 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,

EXHIBIT "A"
Exceptions
(continued)

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."