

When recorded return to:
Hallie C Allen
307 East Division Street, Unit B
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4304

Oct 19 2020

Amount Paid \$4645.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020043911

Escrow No.: 620043911

STATUTORY WARRANTY DEED

THE GRANTOR(S) Piero A. Rodriguez Garcia and Sofia G. Cotrina Peralta, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Hallie C Allen, an unmarried man

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

Unit B, Building No. 1, VERNON HEIGHTS CONDOMINIUM, according to Declaration thereof
recorded under Auditors File No. 9408260063, and any amendments thereto, records of Skagit
County, Washington AND Survey Map and Plans thereof in Volume 15 of Plats, pages 189 through
194, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P105842 / 4635-001-002-0001

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 13, 2020



Piero A. Rodriguez Garcia



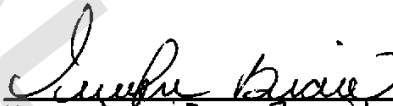
Sofia G. Cotrina Peralta

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that
Piero A. Rodriguez Garcia and Sofia G. Cotrina Peralta
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 10-16-2020



Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: October 14, 1993
Auditor's No(s): 9310140068, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Ingress, egress, utilities and sewer lines
Affects: Portions of said condominiums

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 8, 1993
Auditor's No(s): 9312080143, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Utilities
Affects: The East 10 feet of condominiums

3. 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 VERNON HEIGHTS CONDOMINIUM:

Recording No: 9408260062

4. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: August 26, 1994
Auditor's No.: 9408260063, records of Skagit County, Washington

Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto to the extent provided for RCW 64.34.

Amended by instrument(s):
Recorded: March 9, 1995 and May 4, 2009
Auditor's No.: 9503090036
Auditor's No.: 200905040154

5. Terms, conditions, and restrictions of that instrument entitled Policy Resolution No. 1;
Recorded: March 8, 1995
Auditor's No(s): 9503080055, records of Skagit County, Washington

EXHIBIT "A"
Exceptions
(continued)

In Favor of: Establishing book of resolutions

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Comcast of Washington IV, Inc.
 Recording Date: March 8, 2010
 Recording No.: 201003080058
 Affects: Said premises and other property
7. 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."
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.
11. Assessments, dues and charges, if any, levied by Unit Owners Association of Vernon Heights Condominium.