

**When recorded return to:**  
Israel Villegas Ramirez  
2612 Kentucky Street Apt 102  
Bellingham, WA 98229

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-822

Feb 26 2021

Amount Paid \$2437.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620046203

Escrow No.: 620046203

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Tyler D. Eaton, an unmarried person and Amber Lynn Eaton also appearing of record as Amber Lynn Torgerson, an unmarried person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Israel Villegas Ramirez, an unmarried person

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

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

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

Lot 4 of SP no. PL-06-0514, AFN 200708150159; ptn Lts A & B, Cavanawood Subdivision No. 1

Tax Parcel Number(s): P126557/ 3875-000-001-0900

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 24, 2021

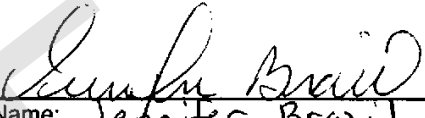
  
\_\_\_\_\_  
Tyler D. Eaton

  
\_\_\_\_\_  
Amber Lynn Torgerson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Tyler D. Eaton  
\_\_\_\_\_ 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: 2-25-21

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



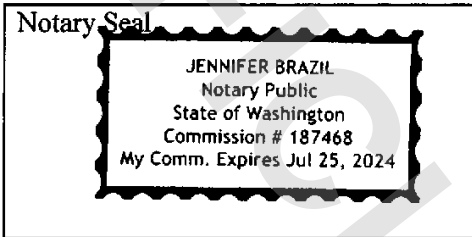
STATE OF Washington

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that

Amber Lynn Torgerson Is/are the persons who appeared before me, and said person acknowledged that they signed this instrument to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 2-26-2021



Jennifer Brazil  
(Signature of Notary)

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

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P126557/ 3875-000-001-0900**

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Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL-06-0514, recorded August 15, 2007 under Auditor's File No. 200708150159; being a portion of Lots A and B, Cavanawood Subdivision No. 1, as per plat recorded in Volume 6, Page 33 records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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.
  
2. Public and private easements, if any, over vacated portion of said premises
  
3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
  - Recorded: February 20, 1920
  - Auditor's No(s).: 139710, records of Skagit County, Washington
  - Executed By: Western Power Company
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);
  - Recorded: March 30, 1937
  - Auditor's No(s).: 288264, records of Skagit County, Washington
  - In favor of: V. M. Lee and P. T. Lee
  - For: Construct and maintain a road for forest protection purposes only
  
5. Easement, including the terms and conditions thereof, granted by instrument(s);
  - Recorded: March 30, 1937
  - Auditor's No(s).: 288266, records of Skagit County, Washington
  - In favor of: English Lumber Company
  - For: Construct and maintain a road for forest protection purposes only
  
6. 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
  - Recorded: November 15, 1940
  - Auditor's No.:. 331967, records of Skagit County, Washington
  - Executed By: English Lumber Company, a Washington Corporation
  - As Follows: Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect its successors or assigns, shall pay to the grantees, their heirs or assigns, any damage caused to the surface of said lands by the

**EXHIBIT "B"**

Exceptions  
(continued)

extraction or removal of any such coal, mineral, ores, oil or gas and by the operations of prospecting for and mining the same.

7. 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 plat of Cavanawood Subdivision No. 1:

Recording No: 423527

8. Record of Survey:  
Recorded: March 22, 2002  
Auditor's File No.: 200203220173, records of Skagit County, Washington  
Affects: Said premises and other property

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: All existing and future utilities  
Recording Date: July 24, 2002  
Recording No.: 200207240027  
Affects: Vacated right of way

10. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 7, 2005  
Recording No.: 200510070009

11. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 7, 2005  
Recording No.: 200510070010

12. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: July 19, 2006  
Recording No.: 200607190068

Affidavit of Minor Correction of Boundary Line Adjustment

Recording Date: September 5, 2006  
Recording No.: 200609050016 being a re-recording of 200608250116

**EXHIBIT "B"**

Exceptions  
(continued)

13. Title notification, development activities on or adjacent to designated natural resource lands, and the terms and conditions thereof:
- Recording Date: August 10, 2006  
Recording No.: 200608100073
14. 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: December 8, 2006  
Recording No.: 200612080123
15. Cavanaugh Vistas Easements & Maintenance Agreement
- Recording Date: December 8, 2006  
Recording No.: 200612080127
- Modification(s) of said covenants, conditions and restrictions
- Recording No.: 200709120116
16. Covenants, conditions and restrictions 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: September 12, 2007  
Recording No.: 200709120116
17. 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 Short Plat:
- Recording No: 200708150159
18. Skagit County Planning & Development Services, Plat Lot of record certification, and the terms

**EXHIBIT "B"**

Exceptions  
(continued)

and conditions thereof:

Recording Date: August 15, 2007  
Recording No.: 200708150160

19. Easements for access & utilities, and the terms and conditions thereof:

Recording Date: August 15, 2007  
Recording No.: 200708150161

20. Protected critical area easement, (PCA), and the terms and conditions thereof:

Recording Date: August 15, 2007  
Recording No.: 200708150162

21. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of electricity  
Recording Date: April 18, 2018  
Recording No.: 201804180085  
Affects: Said premises and other property

22. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

23. City, county or local improvement district assessments, if any.