

When recorded return to:
Nina Cornell Plata and Arnold Eugene Plata
23126 Buchanan Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620046043

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-919

Mar 04 2021

Amount Paid \$16886.31
Skagit County Treasurer
By Chelsea Stalcup Deputy

CHICAGO TITLE
620046043

STATUTORY WARRANTY DEED

THE GRANTOR(S) Samuel E. Riley and Sarah E. Riley, 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 Arnold E. Plata, Jr. and Nina C. Plata, a married couple

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.)

LT 12, BLK 4, BINGHAM ACREAGE

Tax Parcel Number(s): P62207 / 3864-004-012-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 3, 2021

Samuel E. Riley
Samuel E. Riley

Sarah E. Riley
Sarah E. Riley

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Samuel E. Riley and Sarah E. Riley 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: 3/3/21

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville WA
My appointment expires: 10/1/2023

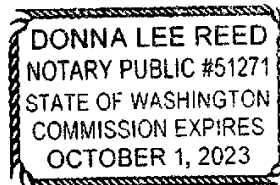


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62207 / 3864-004-012-0007

LOT 12, BLOCK 4, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH HALF OF THAT CERTAIN 40 FOOT UNOPENED COUNTY RIGHT-OF-WAY AS VACATED BY ORDER VACATING COUNTY RIGHT-OF-WAY RECORDED NOVEMBER 15, 2001, UNDER AUDITOR'S FILE NO. 200111150009, RECORDS OF SKAGIT COUNTY, WASHINGTON, ADJACENT THERETO, WHICH WOULD ATTACH TO SAID PREMISES BY OPERATION OF LAW.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS GRANTED IN DECLARATION OF EASEMENT RECORDED JUNE 14, 2000, UNDER AUDITOR'S FILE NO. 200006140193, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 the Plat of Bingham Acreage, Skagit County, Washington, recorded in Volume 4 of Plats, Page 24:

2. Declaration of Easements, Covenants and Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: June 15, 2000
Recording No.: 200006150112

Said document is a re-recording of Recording No. 200006140193.

Modified by:

Recording Date: August 15, 2001
Recording No.: 200108150113

3. 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: June 13, 2002
Recording No.: 200206130078

Said document being a re-recording of Auditor's File No. 200205290097

4. Lot of Record Certification and the terms and conditions thereof:

Recording Date: December 7, 2005
Recording No.: 200512070042

5. Agreement for Management Services of a Glendon On-site Sewage System and the terms and conditions thereof:

Recording Date: December 11, 2006
Recording No.: 200612110167

EXHIBIT "B"Exceptions
(continued)

6. 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."

7. Skagit County Right to Manage Natural Resource Lands Disclosure

Recording Date: September 11, 2015
Recording No.: 201509110120

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