

**When recorded return to:**  
Efrain Lopez, Jr.  
1908 30th Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1691

Apr 20 2021

Amount Paid \$5045.00

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**

620046792

Escrow No.: 620046792

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Efrain V. Lopez, also known as Efrain Lopez Valladares, and Ofelia G. Lopez, also knows as Ofelia de Jesus Lopez Gonzales,, 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 Efrain Lopez, Jr., single man

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

Lot 19, PLAT OF TJ TOWNHOUSES, according to the plat thereof recorded November 30, 2000, under Auditor's File No. 200011300053, 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): P117606 / 4769-000-019-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 24, 2021

Efrain V. Lopez  
Efrain V. Lopez

Ofelia G. Lopez  
Ofelia G. Lopez

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Efrain V. Lopez and Ofelia G. Lopez are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 2, 2021

Alysa Hudson  
Name: Alysa Hudson  
Notary Public in and for the State of WA  
Residing at: Ashland  
My appointment expires: 03 01 2024

NOTARY PUBLIC  
STATE OF WASHINGTON  
ALYSIA HUDSON  
License Number 183699  
My Commission Expires 03-01-2024

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recording Date: July 22, 1977  
Recording No.: 861138  
In favor of: Continental Telephone Company
  
2. Reservation of all coal, oil, gas and mineral rights, and rights to explore for the same contained in the deed  
  
Grantor: State of Washington  
Recording No.: 67757  
  
No determination has been made as to the current ownership or other matters affecting said reservations.
  
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recording Date: November 5, 1985  
Recording No.: 8511050076  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line  
  
said instrument is a re-recording of instrument recorded under Auditor's File No. 8510170069
  
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
  
Recording Date: July 2, 1986  
Recording No.: 8607020048  
In favor of: Puget Sound Power & Light Company  
Regarding: Electric transmission and/or distribution line
  
5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;  
  
Recording Date: September 13, 1990  
Recording No.: 9009130055
  
6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;  
  
Recording Date: March 2, 1999  
Recording No.: 9903020122

**EXHIBIT "A"**

Exceptions  
(continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s):
- Recording Date: January 27, 2000  
Recording No.: 200001270030  
In favor of: Public Utility District No. 1 of Skagit County
8. Easement, including the terms and conditions thereof, granted by instrument(s);
- Recording Date: September 12, 2000  
Recording No.: 200009120116  
In favor of: Puget Sound Energy, Inc.  
Regarding: Electric transmission and/or distribution line  
Affects: as described in said instrument
9. 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;
- Recording Date: September 12, 2000  
Recording No.: 200009120118
- AMENDED by instrument(s):
- Recording Nos.: 200103270101 and 200307310168
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 TJ TOWNHOUSES**:
- Recording No: 200011300053
11. Terms, conditions, and restrictions of that instrument entitled Notice;
- Recording Date: April 25, 2002  
Recording No.: 200204250057

**EXHIBIT "A"****Exceptions  
(continued)**

12. 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;

Recording Date: October 30, 2001  
Recording No.: 200110300103

AMENDED by instrument(s):

Recording Date: May 8, 2003  
Recording No.: 200305080235

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Great American Dream dbaLandmark Building Development  
Purpose: building, development and drainage  
Recording Date: September 23, 2003  
Recording No.: 200309230127  
Affects: a non-exclusive easement for drainage

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Mount Vernon.
17. Assessments, if any, levied by Eastwind Homeowner's Association.
18. 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."