

**When recorded return to:**  
Jaime Diaz Zepeda  
224 E Sharon Ave Unit E-4  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-2212  
May 18 2021  
Amount Paid \$4965.00  
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

Escrow No.: 620047183

**CHICAGO TITLE**  
U20047183

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jefferson Land Co LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jaime Diaz Zepeda, an unmarried person and Erick Macias  
Quezada, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 2 of Binding Site Plan No. MV-BSP-02-001, approved May 11, 2004, recorded May 26, 2004,  
under Skagit County Auditor's File No. 200405260057, being a portion of the Northeast quarter of  
the Southwest quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P121637 / 8051-000-002-0000

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 12, 2021

Jefferson Land Co LLC

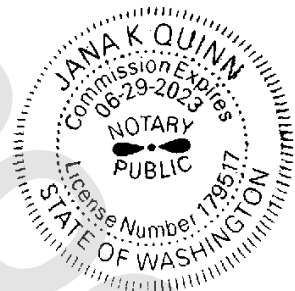
BY: *John Jefferson*  
John Jefferson  
Member

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that John Jefferson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of Jefferson Land Co LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 12 2021

*Jana K Quinn*  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arden  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: City of Mount Vernon  
Purpose: Sewer pipe lines  
Recording Date: June 26, 1958  
Recording No.: 567039
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Public Utility District No. 1  
Purpose: Water pipe lines  
Recording Date: April 6, 1978  
Recording No.: 783114
  
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 Short PlatNo. MV-8-77:  
  
Recording No: 855522
  
4. 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 No. MV-4-84:  
  
Recording No: 84042000015
  
5. Agreement, and the terms and conditions thereof:  
  
Recording Date: April 26, 1984  
Recording No.: 8404260019
  
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
Purpose: Drainage system

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: April 12, 1994  
Recording No.: 9404120131

7. Agreement, and the terms and conditions thereof:

Recording Date: April 20, 1994  
Recording No.: 9404200033

8. 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 gas and electricity  
Recording Date: February 12, 2001  
Recording No.: 200102120127

9. Relinquishment of easement and grant of easement, and the terms and conditions thereof:

Recording Date: May 7, 2004  
Recording No.: 200405070080

10. 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 Binding Site Plan:

Recording No: 200405260057

11. Assessments, if any, levied by City of Mount Vernon.

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

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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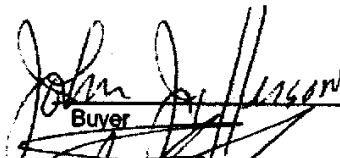
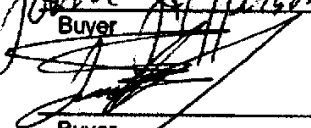

The following is part of the Purchase and Sale Agreement dated March 25, 2021  
between Jamie Diaz Zepeda Erick Macias Quezada ("Buyer")  
Buyer Buyer  
and Jefferson Land Co LLC ("Seller")  
Seller Seller  
concerning 1101 Roosevelt Avenue Mount Vernon WA 98273 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

 3-26-21  
Buyer Date Seller Date  
 3-28-2021  
Buyer Date Seller Date  
 03/26/21