

When recorded return to:
Kimberly Garcia-Avila and Joaquin
Garcia-Fernandez
2617 North 30th 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.: 620048053

CHICAGO TITLE
620048053

STATUTORY WARRANTY DEED

THE GRANTOR(S) Casey Steiner, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kimberly Garcia-Avila, unmarried person as her sole and
separate property and Joaquin Garcia-Fernandez, unmarried person as his sole and separate property

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

LOT 4, "PLAT OF CASCADE ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT
THEREOF RECORDED DECEMBER 17, 2004, UNDER AUDITOR'S FILE NO. 200412170126,
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): P122418 / 4850-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3284
Jul 19 2021
Amount Paid \$8005.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

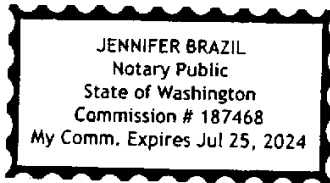
Dated: July 6, 2021

Casey Steiner
Casey Steiner
Susan Anne Frericks
Susan Anne Frericks

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Casey Steiner and Susan Anne Frericks
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: July 16, 2021



Jennifer Brazil
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. Agreement and the terms and conditions thereof:
Recording Date: October 4, 1989
Recording No.: 8910040095
2. 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-2-89:

Recording No: 8909150001
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 the Plat of Cascade Addition to Mount Vernon:

Recording No: 200412170126
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: April 5, 2004
Recording No.: 200404050142
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Lot 3, plat of Cascade Addition to Mt. Vernon
Purpose: Ingress, egress and utilities
Recording Date: February 17, 2005
Recording No.: 200502170080
Affects: Portion of said premises
6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands

EXHIBIT "A"

Exceptions
(continued)

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Assessments, if any, levied by Mt Vernon.
9. City, county or local improvement district assessments, if any.