

**When recorded return to:**  
Angel Orlando Rivera Arevalo  
1266 Fidalgo Place  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047893

**CHICAGO TITLE**  
620047893

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Erik A. Fox and Tawnya J. Fox, 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 Angel Orlando Rivera Arevalo, a single man

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

LOT 17, "FIDALGO COMMONS P.U.D.," AS PER PLAT RECORDED ON MAY 30, 2003, UNDER  
AUDITOR'S FILE NO. 200305300211, 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): P120465 / 4817-000-017-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3513

Jul 30 2021

Amount Paid \$6821.00

Skagit County Treasurer

By Josie L Bear Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: July 12, 2021

Erik A. Fox  
Erik A. Fox

Tawnya J. Fox  
Tawnya J. Fox

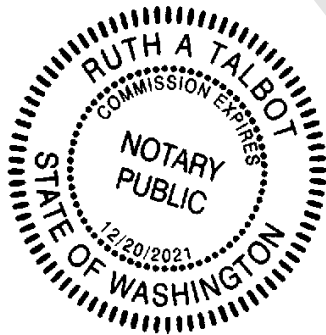
State of WASHINGTON  
County of SPOKANE

I certify that I know or have satisfactory evidence that Erik A. Fox and Tawnya J. Fox  
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 28, 2021

Ruth A. Talbot

Name: Ruth A. Talbot  
Notary Public in and for the State of WA  
Residing at: SPOKANE, WA  
My appointment expires: 12-20-2021



**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: Puget Sound Power & Light Company
  - Purpose: Underground electric system, together with necessary appurtenances
  - Recording Date: November 28, 2001
  - Recording No.: 200111280079
  - Affects: as described in said instrument
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
  - In favor of: Puget Sound Power & Light Company
  - Purpose: Underground electric system, together with necessary appurtenances
  - Recording Date: December 20, 2001
  - Recording No.: 200112200009
  - Affects: as described in said instrument
  
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 Fidalgo Commons P.U.D.:
  - Recording No: 200305300211
  
4. 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: May 30, 2003
  - Recording No.: 200305300212
  - Modification(s) of said covenants, conditions and restrictions
  - Recording Date: December 4, 2003
  - Recording No.: 200312040104
  - Modification(s) of said covenants, conditions and restrictions

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

Recording Date: December 22, 2003  
Recording No.: 200312220004

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: "Settlers" Square Community Association  
Recording Date: May 30, 2003  
Recording No.: 200305300212

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

In favor of: Puget Sound Power & Light Company  
Purpose: Underground electric system, together with necessary appurtenances  
Recording Date: January 13, 2003  
Recording No.: 200301130315  
Affects: as described in said instrument

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Sedro Woolley.

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

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