

When recorded return to:

Sonia Flores Cruz, Olivo Flores Cruz
2115 Riley Road
Mount Vernon, WA 98274

Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210505M

CHICAGO TITLE
620049255

Statutory Warranty Deed

THE GRANTORS Jay W. Chennault and Kari N. Chennault, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sonia Flores Cruz, an unmarried person and Olivo Flores Cruz, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

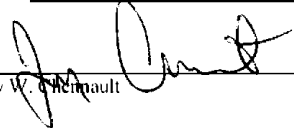
Abbreviated Legal:
Lot 50, Blackburn Ridge Div No. 2, Rec No. 200010310122

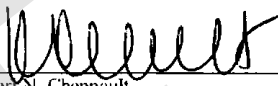
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4467
Sep 29 2021
Amount Paid \$8450.00
Skagit County Treasurer
By Lena Thompson Deputy

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P117405 / 4767-000-050-0000

Dated September 21, 2021


Jay W. Chennault


Kari N. Chennault

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Jay W. Chennault and Kari N. Chennault are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/23/2021


Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: 12/9/22



EXHIBIT A

LOT 50, "PLAT OF BLACKBURN RIDGE DIVISION NO. 2", AS PER PLAT RECORDED ON OCTOBER 31, 2000, UNDER AUDITOR'S FILE NO. 200010310122, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject To:

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 Blackburn Ridge Phase 2:

Recording No.: 200010310122

Covenants, conditions, restrictions and easements 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: October 12, 2000

Recording No.: 200010120092

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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