

**When recorded return to:**

Guillermina Duarte Quintero and Celedonio Duarte  
Gutierrez  
479 Brook Place  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**020049197**

Escrow No.: 620049197

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kirk B. Carpenter and Krystal L. Carpenter, 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 Guillermina Duarte Quintero and Celedonio Duarte Gutierrez, a married couple and Yesenia Duarte, an unmarried person

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

LOT 73, PLAT OF SPRING MEADOWS - DIV I, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 17 OF PLATS, PAGES 65 AND 66, 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): P114877 / 4732-000-073-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4577

Oct 04 2021

Amount Paid \$6965.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 24, 2021

*Kirk B. Carpenter*  
Kirk B. Carpenter

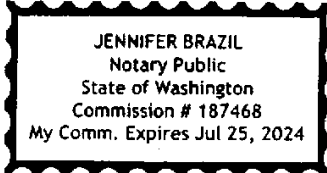
*Krystal L. Carpenter*  
Krystal L. Carpenter

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Kirk B. Carpenter and Krystal L. Carpenter  
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: 10-1-2021

*Jennifer Brazil*



Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Exceptions

1. Terms and conditions of Ordinance,  
Executed by: City of Sedro-Woolley  
Recording Date: January 26, 1994  
Recording No.: 9401260022
2. Provisions contained in the articles of incorporation and bylaws of Spring Meadows Homeowners Association, recording number 9904150047, including any liability to assessment lien.
3. 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: March 4, 1999  
Recording No.: 9903040085  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: April 15, 1999  
Recording No.: 9904150048  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: May 25, 1999  
Recording No.: 9905250019  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: July 24, 2000  
Recording No.: 200007240001  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: August 28, 2006  
Recording No.: 200608280166  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: December 7, 2006  
Recording No.: 200612070087

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

4. 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: Spring Meadows Homeowner's Association  
Recording Date: March 4, 1999  
Recording No.: 9903040085

5. 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 PLAT OF SPRING MEADOWS DIV. 1:

Recording No: 9905140014

6. 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."

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 Sedro Woolley.
9. City, county or local improvement district assessments, if any.