

When recorded return to:

Jessica Susan Guzman and Michael Justin
Guzman
14131 Amber Lane
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051222

Escrow No.: 620051222

STATUTORY WARRANTY DEED

THE GRANTOR(S) George Ballegeer, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jessica Susan Guzman and Michael Justin Guzman, wife and
husband

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 12 and Ptn. E, Hall Place No. 2

Tax Parcel Number(s): P102306 / 4594-000-012-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221978

May 13 2022

Amount Paid \$10319.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 2, 2022

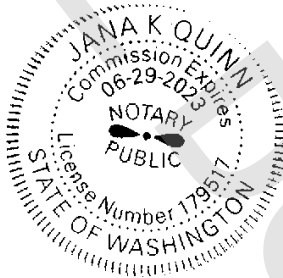
George Ballegeer
George BallegeerState of Washington
County of SkagitThis record was acknowledged before me on 05/06/2022 by
George BallegeerJana K Quinn
(Signature of notary public)Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 06/29/2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P102306 / 4594-000-012-0001

PARCEL A:

LOT 12, HALL PLACE SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 63 AND 64, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THE WEST 5 FEET OF THAT PORTION OF LOT "E", HALL PLACE SECOND ADDITION", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 63 AND 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING BETWEEN THE EASTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY LINES OF LOT 12 IN SAID HALL PLACE SECOND ADDITION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	Electric transmission and/or distribution line
Recording Date:	September 18, 1989
Recording No.:	8909180093
Affects:	Portion of said premises

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Hall Place Second Addition:

Recording No: 9211170053

3. 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."

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

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