

When recorded return to:
Gabriel Mercado
487 Jasper Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222044

May 17 2022

Amount Paid \$6885.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620051146

Escrow No.: 245450320

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jason A. Aaenson and Crystal A. Aaenson, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Gabriel Mercado, an unmarried person and Paige Combs, an
unmarried person

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): 3, Short Plat No. 3-099 together with and in NE, 23-35-4E, W.M.

Tax Parcel Number(s): P117212/ 350423-1-016-0300,

Subject to: **SPECIAL EXCEPTIONS:**

1. 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 Short Plat No. SW-03-099:

Recording No: 200009120149

STATUTORY WARRANTY DEED

(continued)

2. Notice and the terms and conditions thereof:

Recording Date: September 12, 2000
Recording No.: 200009120150

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: December 27, 2001
Recording No.: 200112270126

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

Granted to: Vance Metcalf, a single man
Purpose: A non-exclusive easement for sewer purposes over across and under
Recording Date: February 22, 2002
Recording No.: 200202220146
Affects: Portion of said premises

5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

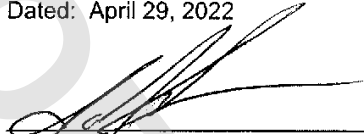
"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or 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."

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 29, 2022




Jason A. Aaenson


Crystal A. Aaenson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jason A. Aaenson and Crystal A. Aaenson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/9/2022



Name: Jessica Sutherland
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 8-14-22



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117212/ 350423-1-016-0300

LOT 3 OF SHORT PLAT #03-099 AS RECORDED UNDER RECORDING NO. 200009120149, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 OF SHORT PLAT #03-099 AS RECORDED UNDER RECORDING NO. 200009120149, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S 00°58'19"W ALONG THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 3, A DISTANCE OF 8.00 FEET; THENCE S 88°48'23"E PARALLEL WITH THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 3; THENCE N 00°58'19"E, A DISTANCE OF 8.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N 88°48'23"W ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING SUBJECT TO AN EASEMENT FOR UTILITIES OVER, UNDER AND THROUGH THE EAST 15 FEET OF THE ABOVE DESCRIBED PROPERTY; SAID EASEMENT TO BENEFIT THE ADJACENT PROPERTY TO THE SOUTH.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

END OF SCHEDULE A