

When recorded return to:

Esany Perez
3000 Eastwind Street
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

620051562

Escrow No.: 620051562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Josue Guevara and Angela M. Guevara, 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 Erik Godines Ortiz, an unmarried person and Esany Perez, an unmarried person

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

LOT 10, PLAT OF TJ TOWNHOUSES, AS PER PLAT THEREOF RECORDED ON NOVEMBER 30, 2000, UNDER AUDITOR'S FILE NO. 200011300053, 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): P117597 / 4769-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222136

May 24 2022

Amount Paid \$6485.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 5, 2022

Josue Guevara
Josue Guevara
Angela M. Guevara
Angela M. Guevara

State of Washington
County of Skaagit
This record was acknowledged before me on 5-20-2022 by Josue Guevara and Angela M. Guevara.

Jennifer Brazil
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Skaagit County
My commission expires: 7-25-2024

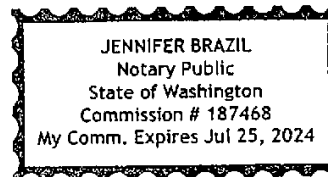


EXHIBIT "A"
Exceptions

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

In favor of: Continental Telephone Company
Recording Date: July 22, 1977
Recording No.: 861138
Affects: Portion of said premises

2. Reservation of all coal, oil, gas and mineral rights, and rights to explore for the same contained in the deed

Grantor: State of Washington
Recording No.: 67757

No determination has been made as to the current ownership or other matters affecting said reservations.

3. 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: Electric transmission and/or distribution line
Recording Date: November 5, 1985
Recording No.: 8511050076
Affects: Portion of said premises

4. 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: Electric transmission and/or distribution line
Recording Date: July 2, 1986
Recording No.: 8607020048
Affects: Portion of said premises

5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A:

Recording Date: September 13, 1990
Recording No.: 9009130055

6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;

EXHIBIT "A"Exceptions
(continued)

Recording Date: March 2, 1999
Recording No.: 9903020122

7. Easement, including the terms and conditions thereof, disclosed by instrument(s):

Recording Date: January 27, 2000
Recording No.: 200001270030
In favor of: Public Utility District No. 1 of Skagit County

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

In favor of: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: September 12, 2000
Recording No.: 200009120116
Affects: Portion of said premises

9. 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: September 12, 2000
Recording No.: 200009120116

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 27, 2001
Recording No.: 200103270101

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 31, 2003
Recording No.: 200307310168

10. 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 TJ Townhouses:

EXHIBIT "A"Exceptions
(continued)

Recording No: 200011300053

11. Terms, conditions, and restrictions of that instrument entitled Notice;

Recording Date: April 25, 2002
Recording No.: 200204250057

12. 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 30, 2001
Recording No.: 200110300103

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2003
Recording No.: 200305080235

13. 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."

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

EXHIBIT "A"

Exceptions
(continued)

- thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
 16. Assessments, if any, levied by Mt Vernon.