

When recorded return to:
Salvador Cisneros and Mayra Cisneros
4509 Skylers Alley
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620051914

Escrow No.: 620051914

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janette Louise Hamlin, successor trustee of the 2005 Hamlin Family Trust dated September 27, 2005

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Salvador Cisneros and Mayra Cisneros, a married couple

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.)

LT 210, PLAT OF CEDAR HEIGHTS PUD 1 PHASE 2

Tax Parcel Number(s): P126265 / 4929-000-210-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222914

Jul 15 2022

Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 8, 2022

2005 Hamlin Family Trust dated September 27, 2005

BY: Janette Louise Hamlin
Janette Louise Hamlin
Successor Trustee

State of Washington
County of Skagit

This record was acknowledged before me on July 12, 2022 by Janette Louise Hamlin as
Successor Trustee of 2005 Hamlin Family Trust dated September 27, 2005.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03-01-2024

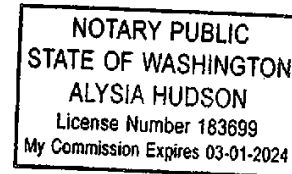


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126265 / 4929-000-210-0000

LOT 210, PLAT OF CEDAR HEIGHTS PUD 1 PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 31, 2007, UNDER AUDITOR'S FILE NO. 200705310138, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;
Recording Date: August 31, 1987
Recording No.: 8708310002
Affects: Portion of said premises
2. Agreement, including the terms and conditions thereof;
Between: Arnold P. Libby and AAA Mechanical Cont.
Recording Date: December 9, 1998
Recording No.: 9812090103
3. Agreement, including the terms and conditions thereof;
Between: Lee M. Utke, Grantor and Cedar Heights, LLC, Grantee
Recording Date: November 22, 2005
Recording No.: 200511220026
Regarding: Sewer and storm drain
4. Terms, conditions, and restrictions of that instrument entitled Notice of Interest in Real Property;
Recording Date: July 11, 2006
Recording No.: 200607110067
5. Easement, including the terms and conditions thereof, granted by instrument(s):
Recording Date: May 22, 2006
Recording No.: 200605220169
In favor of: Puget Sound Energy, Inc.
Regarding: Electric transmission and/or distribution line
Affects: Portion of said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: May 22, 2006
Recording No.: 200605220170
Regarding: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line
7. 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,

EXHIBIT "B"Exceptions
(continued)

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 CEDAR HEIGHTS PUD 1 PHASE 2:

Recording No: 200705310138

8. 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: January 19, 2007

Recording No.: 200701190117

AMENDED by instrument(s):

Recording No.: 200705230184

Recording No.: 200706200115

Recording No.: 200801110076

Recording No.: 201304040067

Recording No.: 201307110091

Recording No.: 201308220077

9. 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: Cedar Heights PUD No. 1 Homeowner's Association

Recording Date: January 19, 2007

Recording No.: 200701190117

10. Terms, conditions, and restrictions of that instrument entitled Agreement to Participate in the Intersection Improvements for Division Street and Waugh Road;

Recording Date: January 19, 2007

Recording No.: 200701190118

11. 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

EXHIBIT "B"

Exceptions
(continued)

Recording Date: May 31, 2007
Recording No.: 200705310139

AMENDED by instrument(s):

Recording No.: 200706200116
Recording No.: 200801110076

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Mount Vernon

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 14, 2022
between Salvador Cisneros Mayra Cisneros ("Buyer")
Buyer Buyer
and Janette Louise Hamlin, Trustee 2005 Hamlin Family Trust ("Seller")
Seller Seller
concerning 4509 Skylers Alley Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Salvador Cisneros 6/14/22 Janette Louise Hamlin 6/15/2022 | 6:36 PM EDT
Buyer Date Seller Date
Mayra Cisneros 6/14/22 _____
Buyer Date Seller Date