

When recorded return to:
Carlos DeJesus
1011 Vera Court
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052277

CHICAGO TITLE
620052277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223551
Aug 29 2022

Amount Paid \$7061.00
Skagit County Treasurer
By Josie Bear Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael P. McManus, a married person as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Carlos DeJesus, an unmarried man and Juan Bocanegra, an
unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 10, PLAT OF BRITTWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 15 OF PLATS, PAGES 31 AND 32, 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): P100840 / 4578-000-010-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 12, 2022

Michael P. McManus
Michael P. McManus

State of Washington
County of Skaagit

This record was acknowledged before me on August 17 2022 by Michael P. McManus.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: Arlington

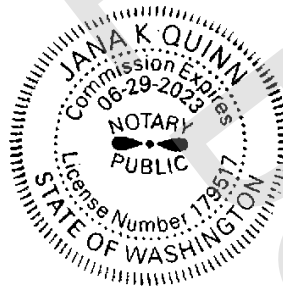


EXHIBIT "A"
Exceptions

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

Granted to: PUD No. 1 of Skagit County
Purpose: Right to lay, maintain, operate and remove water line or lines, together with the right of access to and from same
Recording Date: April 6, 1946
Recording No.: 390381
Affects: Northern 5 feet of said premises

2. Easement, including the terms and conditions thereof, granted by instrument;

Recording Date: December 9, 1991
Recording No.: 9112090089
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line

3. 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 PLAT OF BRITTWOOD:

Recording No: 9203270022

4. 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 27, 1992
Recording No.: 9203270023

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 29, 2010
Recording No.: 201001290118

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: October 13, 1992

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 9210130026
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of Brittwood

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. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Mt Vernon.