

When recorded return to:
Victor Martinez
18101 State Route 9
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224223
Oct 14 2022
Amount Paid \$13345.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052521

CHICAGO TITLE
620052521

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carmelo Garcia Gonzalez, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Victor Martinez, an unmarried person and Victoria Martinez, an unmarried person

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

TRACT, "E" OF THAT CERTAIN RECORD OF SURVEY ENTITLED "MONTBORNE HEIGHTS (REVISED), RECORDED AUGUST 18, 1993 IN BOOK 14 OF SURVEYS, PAGES 165 AND 166, UNDER AUDITORS FILE NO. 9308180056 AND BEING A PORTION OF LOTS 1 THROUGH 17, INCLUSIVE, BLOCK 23; ALL OF BLOCK 24; LOTS 1 THROUGH 11, INCLUSIVE, BLOCK 25; LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 26 AND ALL OF BLOCK 27. ALL IN "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON,

TOGETHER WITH THOSE PORTIONS OF VACATED STREET AND ALLEY ADJACENT TO SAID LOTS AND BLOCKS WHICH HAVE REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

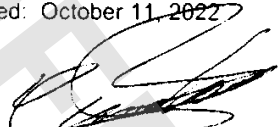
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P103866/4135-026-018-0104

STATUTORY WARRANTY DEED
(continued)

Subject to:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Dated: October 11, 2022



Carmelo Garcia Gonzalez

State of Washington
County of Skagit

This record was acknowledged before me on 10/12/2022 by Carmelo Garcia Gonzalez.



(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2023

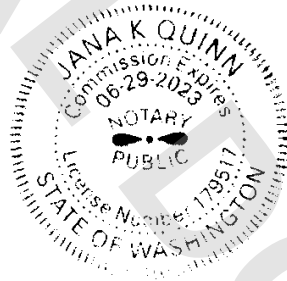


EXHIBIT "A"
Exceptions

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 the Plat of the Town of Montborne, Skagit County, Washington:

Recording No: Volume 2, Page 80

2. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: October 21, 1993
Recording No.: 9310210073
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line

3. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: April 12, 1994
Recording No.: 9404120118
In favor of: Public Utility District No. 1 of Skagit County
For: Operation and maintenance of water lines

4. 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 Montborne Heights (Revised):

Recording No: 9308180056

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

Recording Date: October 19, 1994
Recording No.: 9410190052
In favor of: Skagit County Sewer District No. 2
For: Sewer lines

6. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording Date: February 25, 1994
Recording No.: 9402250102

EXHIBIT "A"

Exceptions
(continued)

- In favor of: Skagit County Sewer District No. 2
For: Sewer lines
7. Agreement, including the terms and conditions thereof: entered into:
By: Henry Holt
And Between: Skagit County Sewer District No. 2
Recording Date: August 4, 1994
Recording No.: 9408040038
Providing: Sewer Service
8. Agreement, including the terms and conditions thereof: entered into:
By: Henry Holt and D. Anna Strazich, aka D. Anna Holt
And Between: Skagit County Sewer District No. 2
Recording Date: March 12, 1993
Recording No.: 9303120033
Providing: Developer Extension Agreement
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: August 24, 1993
Recording No.: 9308240005
AMENDED by instrument(s):
Recording No.: 9404220057
Recording No.: 9505080075
Recording No.: 9602050083
Recording No.: 9603280081
Recording No.: 200501310276
10. 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: Montborne Heights Homeowner's Association
Recording Date: August 24, 1993
Recording No.: 9308240005

EXHIBIT "A"

Exceptions
(continued)

11. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof.

Recording Date: October 28, 2005
Recording No.: 200510280074

Said Document is Re-Record under Recording number 200511090018
12. Skagit County Planning & Development Services Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: September 9, 2008
Recording No.: 200809090112
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by Skagit County Sewer District No. 2.
16. Assessments, if any, levied by Montborne Heights Homeowners' Association.

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

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

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated August 03, 2022
between Victor Martinez Victoria Martinez ("Buyer")
Buyer Buyer
and Carmelo Garcia ("Seller")
Seller Seller
concerning 18101 State Route 9 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.

Authentic: [Signature] 08/04/2022
Buyer Date

Authentic: Carmelo Garcia 08/04/22
Seller Date

Authentic: Victoria Martinez 08/04/2022
Buyer Date

Seller Date