

**When recorded return to:**  
Ricardo Lopez Jr and Chanelle Pang Lopez  
1019 Curtis St , 202  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224976

Dec 22 2022

Amount Paid \$8981.00

Skagit County Treasurer

By Josie Bear Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

2150 North 107th St., Suite 310  
Seattle, WA 98133

**CHICAGO TITLE COMPANY**  
**620052351**

Escrow No.: 0249342-OC

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) SP Northwestern, LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ricardo Lopez Jr and Chanelle Pang Lopez, a married couple

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

LOT 4, PLAT OF HARVEST EDGE AS RECORDED MARCH 17,2006, UNDER AUDITOR'S FILE  
NO.

200603170131, 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): P124193

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 13, 2022

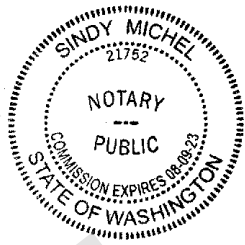
SP Northwestern, LLC

BY: [Signature]  
Timothy Samuel  
Member

State of WA  
County of KING

This record was acknowledged before me on 12/16/22 by Timothy Samuel as  
Member of SP Northwestern, LLC.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 8/9/23



**EXHIBIT "A"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. 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 Plat of Burlington Acreage Property:  
Recording No: Volume 1, Page 49
2. 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, together with necessary appurtenances  
Recording Date: October 24, 1972  
Recording No.: 775757  
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Cascade Natural Gas Co.  
Purpose: pipeline of pipelines for the transportation of oil, gas and the products thereof  
Recording Date: December 7, 1972  
Recording No.: 777919  
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: Paul D. Ericson and Marian K. Ericson, husband and wife  
Purpose: 30 foot wide public and private utility easement  
Recording Date: April 18, 2005  
Recording No.: 200504180199  
Affects: Portion of said premises
5. 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: Underground electric system, together with necessary appurtenances  
Recording Date: April 18, 2005  
Recording No.: 200504180235  
Affects: Portion of said premises
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Public Utility District No. 1 of Skagit County  
Purpose: Pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation and control of water and electronic information  
Recording Date: February 1, 2006  
Recording No.: 200602010059  
Affects: Portion of said premises
7. 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

**EXHIBIT "A"**

Exceptions  
(continued)

said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: March 17, 2006  
Recording No.: 200603170130

8. 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: Harvest Edge Homeowners Association  
Recording Date: March 17, 2006  
Recording No.: 200603170130

9. 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 Harvest Edge:  
Recording No: 200603170131

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Comcast of Washington IV, Inc  
Purpose: broadband communication systems  
Recording Date: July 20, 2006  
Recording No.: 20060720061  
Affects: Portion of said premises

11. 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."

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.

**EXHIBIT "A"**  
Exceptions  
(continued)

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 December 03, 2022

between Ricardo Lopez Chanelle Lopez ("Buyer")  
Buyer Buyer  
and SP Northwestern LLC ("Seller")  
Seller Seller  
concerning 447 Harvest Edge Place Burlington WA 98233 (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.

Authenticated  
Ricardo Lopez 12/03/2022  
Buyer Date

Authenticated  
Timothy Samuel 12/04/22  
Seller Date

Authenticated  
Chanelle Lopez 12/03/2022  
Buyer Date

Seller Date