

202301260027

01/26/2023 02:16 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor, WA

When recorded return to:

Ruben Alfredo Garcia Torres and Nancy Ramirez
21409 Rolling Ridge Drive
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235298

Jan 26 2023

Amount Paid \$10096.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620052711

Escrow No.: 620052711

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael R. Dodd and Kylie Dodd, 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 Ruben Alfredo Garcia Torres and Nancy Ramirez, a married couple

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

LOT 35, "PLAT OF ROLLING RIDGE ESTATES NO. 1," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 4 AND 5, 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): P68583 / 3987-000-035-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 19, 2023

Michael R. Dodd
Michael R. Dodd

Kylie Dodd
Kylie Dodd

State of Washington
County of Skagit

This record was acknowledged before me on 01-19-2023 by
Michael R. Dodd and Kylie Dodd

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

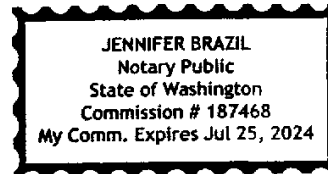


EXHIBIT "A"
Exceptions

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 Rolling Ridge Estates No. 1:

Recording No: Volume 9 Page 4

2. Covenants, conditions and restrictions 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 18, 1986
Recording No.: 711398

3. Exceptions and reservations as contained in instrument;

Executed By: W. M. Lindsey and Emma D. Lindsey, husband and wife
Recording Date: July 6, 1903
Recording No.: 51 of Deeds, Page 104

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, together with necessary appurtenances
Recording Date: December 6, 1965
Recording No.: 675646
Affects: A 5-foot strip of land as surveyed, staked and constructed

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

In favor of: Puget Sound & Baker River Railroad Company, a corporation
Purpose: Railroad right-of-way
Recording Date: July 30, 1907
Recording No.: 63336
Affects: A 50-foot wide strip of land affecting a small portion of Tract 35

EXHIBIT "A"Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Underground utilities vault and meter boxes as disclosed by inspection
Recording Date: August 26, 1997
Affects: The most southwesterly and most Southeasterly corner of said premises adjacent to street

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.