

When recorded return to:

Jose Rivas Gutierrez and Maria Del Carmen Avila
Castro
13930 Bennett Lane
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236205
Apr 21 2023
Amount Paid \$4165.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053835

CHICAGO TITLE
620053835

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeremy J. Gau, a married man as his separate estate and Jacinta M. Gau, an unmarried person, as her 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 Jose Rivas Gutierrez and Maria Del Carmen Avila Castro, 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.)

PARCEL A: TRACT 3, SKAGIT COUNTY SP NO. 24-85, BEING PTN SE 1/4 SE 1/4 SEC 11-34-3E, W.M.

PARCEL B: PTN SE 1/4 SE 1/4 SEC 11-34-3E, W.M.

PARCEL C: PTN SE COR SE 1/4 SE 1/4 SEC 11-34-3E, W.M.

Tax Parcel Number(s): P21382 / 340311-4-006-0306, P21384 / 340311-0-006-0404, P21379 / 340311-0-005-0207

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 4/14/23

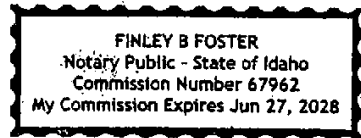
[Signature]
Jeremy J. Gau

Jacinta M. Gau

State of Idaho
County of Boundary

This record was acknowledged before me on 4/14/23 by Jeremy J. Gau.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Idaho
My commission expires: 6/27/28




State of _____
County of _____

This record was acknowledged before me on _____ by Jacinta M. Gau

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)


Dated: 4-17-2023

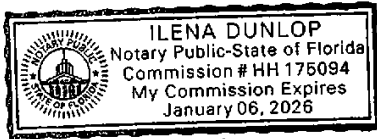
Jeremy J. Gau

Jacinta M. Gau

State of _____
County of _____
This record was acknowledged before me on _____ by Jeremy J. Gau.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of Florida
County of Orange
This record was acknowledged before me on 4-17-2023 by Jacinta M. Gau


(Signature of notary public) Ilena Dunlop
Notary Public in and for the State of Florida
My commission expires: 1-6-2026



By Physical Presence

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P21382 / 340311-4-006-0306, P21384 / 340311-0-006-0404 and P21379 /
340311-0-005-0207

PARCEL A:

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 24-85, APPROVED JULY 15, 1985, RECORDED JULY 15, 1985, UNDER AUDITOR'S FILE NO. 8507150030, IN VOLUME 7 OF SHORT PLATS, PAGE 31, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL B:

THE EAST 121.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 384.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH TO A POINT 32 RODS NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE WEST A DISTANCE OF 165.00 FEET;

THENCE NORTH 8 RODS;

THENCE WEST 40 RODS;

THENCE SOUTH 17 RODS;

THENCE EAST A DISTANCE OF 493.00 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO LAWRENCE H. HALL, JR., A BACHELOR, BY DEED DATED SEPTEMBER 11, 1946, AND RECORDED SEPTEMBER 21, 1946, UNDER AUDITOR'S FILE NO. 396226;

THENCE NORTH ALONG THE WEST LINE OF SAID LAWRENCE HALL, JR. TRACT A DISTANCE OF 4.50 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°10' EAST ALONG THE NORTH LINE OF SAID LAWRENCE HALL, JR. TRACT A DISTANCE OF 331.40 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITHIN TRACT 3 OF SHORT PLAT 24-85, APPROVED JULY 15, 1985, RECORDED JULY 15, 1985, UNDER AUDITOR'S FILE NO. 8507150030, IN VOLUME 7 OF SHORT PLATS, PAGE 31, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO EXCEPT ROAD ALONG EAST LINE THEREOF;

AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 384.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH TO A POINT 528.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11;

EXHIBIT "A"
Legal Description
(continued)

THENCE WEST A DISTANCE OF 165.00 FEET;
THENCE SOUTH A DISTANCE OF 144.00 FEET, MORE OR LESS, TO THE NORTH LINE OF A TRACT CONVEYED TO LAWRENCE H. HALL, JR. BY DEED DATED SEPTEMBER 11, 1946, AND RECORDED SEPTEMBER 21, 1946, UNDER AUDITOR'S FILE NO. 396226;
THENCE EAST ALONG THE NORTH LINE OF SAID HALL TRACT AND SAID LINE EXTENDED EAST TO A POINT OF BEGINNING;

EXCEPT ROAD ALONG THE EAST LINE THEREOF.

PARCEL C:

THE WEST 7.50 FEET OF THE EAST 12.50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 30.00 FEET NORTH AND 331.52 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH A DISTANCE OF 354.38 FEET;
THENCE WEST A DISTANCE OF 163.60 FEET;
THENCE SOUTH A DISTANCE OF 354.57 FEET;
THENCE EAST TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE EAST 20 FEET OF THE FOLLOWING DESCRIBED TRACT;

BEGINNING AT A POINT 30 FEET NORTH AND 331.52 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH A DISTANCE OF 354.38 FEET;
THENCE WEST A DISTANCE OF 163.60 FEET;
THENCE SOUTH A DISTANCE OF 354.57 FEET;
THENCE EAST TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE WEST 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 235.00 FEET NORTH AND 30.00 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH A DISTANCE OF 149.00 FEET;
THENCE NORTH 89°10' WEST A DISTANCE OF 301.40 FEET;
THENCE SOUTH A DISTANCE OF 149.00 FEET;
THENCE SOUTH 89°10' EAST A DISTANCE OF 301.40 FEET TO THE PLACE OF BEGINNING;

EXCEPT THE EAST 199.00 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

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

In favor of:	Skagit Valley Packing Corporation
Purpose:	An easement to build, maintain, and operate a pipeline
Recording Date:	July 3, 1939
Recording No.:	314712
Affects:	Portion of said premises

2. 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, a Washington corporation
Purpose:	Underground electric system
Recording Date:	July 31, 1985
Recording No.:	8507310064
Affects:	All of Parcel C

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

In favor of:	Kendall D. Gentry and Nancy F. Gentry, husband and wife, heirs successors and assigns
Purpose:	Ingress, egress and utilities
Recording Date:	September 9, 1985
Recording No.:	8509090049
Affects:	The South 20 feet of the West 20 feet of Parcel B and all of Parcel C

4. 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:	January 22, 1987
Recording No.:	8701220059

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

Granted to:	Skagit County Drainage and Irrigation Improvement District No. 19
Purpose:	Drainage system
Recording Date:	May 9, 2012
Recording No.:	201205090084
Affects:	Portion of said premises

EXHIBIT "B"Exceptions
(continued)

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. City, county or local improvement district assessments, if any.

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 03/15/23
between Jose Rivas Gutierrez ("Buyer")
Buyer Jeremy J Gau Jacinta M Gau ("Seller")
Seller Seller
and 13931 Bennett Ln Mount Vernon WA 98273 (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.

Authenticator
[Signature] 03/15/23
Buyer Date

Buyer Date

Authenticator
[Signature] 4/14/23
Jeremy J Gau 03/04/2023
Seller Date

Authenticator
Jacinta M Gau 03/04/2023
Seller Date