

When recorded return to:
Alejandro Sanchez and Angelica Anita Sanchez
5196 Aerie Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240729
May 24 2024
Amount Paid \$7205.00
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

CHICAGO TITLE CO.

10200516197

Escrow No.: 620056197

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Uzunov and Valerie Uzunov, 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 Alejandro Sanchez and Angelica Anita Sanchez, 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.)

LT 17, EAGLE VALLEY PUD

Tax Parcel Number(s): P106908 / 4632-000-017-0006

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5-17-24

[Signature]
Peter Uzunov
[Signature]
Valerie Uzunov

State of WASHINGTON
County of SKAGIT

This record was acknowledged before me on May 17, 2024 by Peter Uzunov and Valerie Uzunov.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

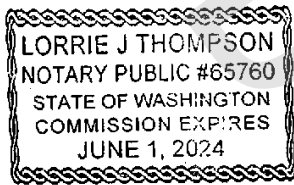


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P106908 / 4632-000-017-0006

LOT 17, EAGLE VALLEY PUD., AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE(S)
181 TO 183, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 granted in a document:
Granted to: United States of America
Purpose: Electric transmission and/or distribution line
Recording Date: June 15, 1946
Recording No.: 1543
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pacific Northwest Pipeline Corporation
Purpose: pipeline
Recording Date: September 19, 1956
Recording No.: 541748
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: United States of America
Purpose: Electric transmission and/or distribution line
Recording Date: July 8, 1963
Recording No.: 638054
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: United States of America
Purpose: Electric transmission and/or distribution line
Recording Date: July 13, 1971
Recording No.: 755263
5. 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: August 8, 1990
Recording No.: 9008080053
6. 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,

EXHIBIT "B"Exceptions
(continued)

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 Eagle Valley PUD:

Recording No: 9407210001

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 said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 21, 1994

Recording No.: 9407210002

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 14, 1997

Recording No.: 9711140045

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. 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."

10. Assessments, if any, levied by Eagle Valley P.U.D. Homeowners Association.

EXHIBIT "B"

Exceptions
(continued)

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