Skagit County Auditor, WA

When recorded return to: Ana V. Arellano Oseguera 319 Widnor Drive Mount Vernon, WA 98274

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20241097 Jun 25 2024 Amount Paid \$6245.00 Skagit County Treasurer By Lena Thompson Deputy

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620056231

CHICAGO TITLE

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Tracy L. Carpenter, 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 Ana V. Arellano Oseguera, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 30, WIDNOR DRIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9
OF PLATS, PAGE 104, 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): P54908 / 3771-000-030-0013

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

State of WASH INGTON

County of SKAGIT

This record was acknowledged before me on June 14 2024 by Tracy L. Carpenter.

(Signature of notary public)

Notary Public in and for the State of WAShing to N

My appointment expires: 6-1-2028

ORRIE J THOMPSON NOTARY PUBLIC #65760 COMMISSION EXPIRES

## **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 Widnor Drive:

Recording No: 742849

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: November 8, 1976

Recording No.: 845623

- Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
- 4. Assessments, if any, levied by Mt Vernon.
- 5. City, county or local improvement district assessments, if any.

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

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

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The follows			)5/28/20	024	
	ng is part of the Purchas Ana V Arellano Oseg	se and Sele Agreement dated uera Crescenciano Arellano Ca	macho		("Buyer")
between _	Buyer	Buyer			
and	Tracy Carpenter				("Seller")
and	2010/	Sefur			
concerning	319 Widnor	Mount Vernon		98274	(the "Property")
Correcting	Appliens	City	State	<b>Zip</b>	
jan	a la	in 1/4 mile of rural resource, forest dificance in Skagit County. A vari	BIV DI I	Valural IV	esource Land
co: no ma exi no: as	mmercial activities occu- n-resource uses and ma- ny arise from the use o traction with associated ise, and odor. Skagit Co a priority use on design	or or may occur in the area that ay be inconvenient or cause discourse if chemicals; or from spraying, plactivities, which occasionally grounty has established natural resonated Natural Resource Lands, a incompatibilities, inconveniences are Land operations when performed.	may omfort runing enerate murce nerate and	to area re, harvestires traffic, hanagement are identification of the comfort	nipation with a sidents. This and or mineral dust, smoke, ant operations at should be from normal,

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.

[ hel-how	05/26/2024		has Eurpent	<u> </u>
Buyer		Date	Seller (	/ Date
( A	05/28/2024			Date
Buyer		Date	Seller	Date