

When recorded return to:
Atziry R Torres Benito
600 N Reed St #14
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241589
Jul 31 2024
Amount Paid \$7685.00
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 CO.

6220056630

Escrow No.: 620056630

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon Aguilar-Deleon, an unmarried man and Kayla Robinson, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Atziry R Torres Benito, an unmarried person and Antonio Torres-Gomez, a married person as his separate property

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

LOT 23, SAUK MOUNTAIN VIEW ESTATES SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 2004, UNDER AUDITOR'S FILE NO. 200401290101, 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): P121327 / 4830-000-023-0000

Subject to:

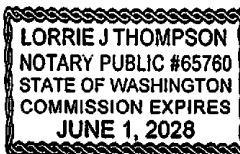
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 7-29-24

[Signature]
Brandon Aguilar-Deleon

[Signature]
Kayla Robinson



State of WASHINGTON

County of SKAGIT

This record was acknowledged before me on July 29, 2024 by Brandon Aguilar-Deleon.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My appointment expires: 6-1-2028

State of Washington

County of Skagit

This record was acknowledged before me on July 25, 2024 by Kayla Robinson.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 7-25-2028



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 6, 1946 and July 17, 1946
Auditor's No(s): 392628 and 394047, records of Skagit County, Washington
In favor of: The United States of America
For: One or more lines of electric power transmission structures and appurtenant signal lines
Affects: A strip of land 125.0 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel with the survey line of the Arlington-Bellingham Transmission line as now located and staked
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 7, 1963
Auditor's No(s): 639321, records of Skagit County, Washington
In favor of: The United States of America
For: One or more lines of electric power transmission structures and appurtenant signal lines
Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75.0 feet distant Westerly from, and parallel with said survey line for the Snohomish-Blaine No. 1 Transmission line as said survey line being now located and staked
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 20, 1945
Auditor's No(s): 381240, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Portion in Southeast Quarter of the Northwest Quarter
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1979
Auditor's No(s): 7911050071, records of Skagit County, Washington
In favor of: Present and future owners of land
For: Ingress, egress and utilities
Affects: A 60-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 18, 1990
Auditor's No(s): 9004180059, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Commencing at the Northwest corner of the above described Parcel A;
Thence South 00°38'43" East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline description;
Thence South 55°26'45" East a distance of 273.58 feet;
Thence South 40°20'02" East a distance of 867.53 feet to a point on the Northerly line of the Northern Pacific Railway right-of-way and the terminus of this centerline description.

Right-of-Way No. 2: (For overhang or undergrounding of Facilities only)
6. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: Skagit Realty Company
Recorded: October 23, 1915
Auditor's No.: 110291, records of Skagit County, Washington
Affects: Portion in the Southeast Quarter of the Northwest Quarter
As Follows: Excepting and reserving, however, all mineral and mineral oils in or under

EXHIBIT "A"
Exceptions
(continued)

any of said land, without, however, any right in, to or upon the surface of
any of said land

NOTE: No search of the record has been made as to the present ownership of
said rights.

7. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: July 28, 1908
Auditor's No.: 68626, records of Skagit County, Washington
Executed By: The Wolvering Company
Affects: Portion in the Southwest Quarter of the Northeast Quarter
As Follows: Excepting and reserving unto grantor, its successors and assigns, all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered; without however any right in, to or upon the surface of any of said lands
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 26, 1935
Auditor's No(s): 267764, records of Skagit County, Washington
In favor of: Drainage District No. 14 of Skagit County Washington
For: Right of way for drainage ditch purposes. Together with right of ingress and egress
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 14, 1956
Auditor's No(s): 541476, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation
For: Constructing, maintaining, etc. pipeline or pipelines
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: November 26, 1956
Auditor's No(s): 544543, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: Constructing, maintaining, etc. Pipeline or pipelines
Affects: Portion in the Southwest Quarter of the Northeast Quarter and other property

Said instrument was corrected by instrument dated August 3, 1957, and recorded September 9, 1957, under Auditor's File No. 555867, records of Skagit County, Washington.
11. Agreement, including the terms and conditions thereof; entered into;
By: Northwest Pipeline Corporation
And Between: John A. Lange and Gayle Lange
Recorded: October 10, 2001
Auditor's No.: 200110100109, records of Skagit County, Washington
Providing: Authorization for specific encroachment
Affects: Portion in the Southwest Quarter of the Northeast Quarter
12. Agreement, including the terms and conditions thereof; entered into;
By: John A. Lange and Joy G. Lange
And Between: North County Bank
Recorded: January 22, 2002
Auditor's No.: 200201220096, records of Skagit County, Washington
Providing: Hazardous Substances Agreement
Affects: Said premises

EXHIBIT "A"
Exceptions
(continued)

13. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: July 5, 2002
Auditor's No(s): 200207050100, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: Pipeline and related rights
Affects: Portion in the Northeast Quarter
14. Easement, including the terms and conditions thereof, created by instrument(s);
Recorded: July 25, 2002
Auditor's No(s): 200207250019, records of Skagit County, Washington
In favor of: John A. Lange and Gayle Lange
For: Utilities, Drainage, Sewer lines, etc.
Affects: This and other property
15. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 7, 2003
Auditor's No(s): 200304070119, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
16. Agreement, including the terms and conditions thereof; entered into;
By: Sauk Mountain Village, L.L.C., et al
And Between: City of Sedro Woolley, et al
Recorded: May 7, 2003
Auditor's No.: 200305070172, records of Skagit County, Washington
Providing: Development conditions and provisions
17. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley, et al
And Between: City of Sedro Woolley, et al
Recorded: May 7, 2003
Auditor's No.: 200305070171, records of Skagit County, Washington
Providing: Development conditions and provisions
- Said instrument is a re-recording of instrument (s);
Recorded: March 26, 2003
Auditor's File No(s): 200303260180, records of Skagit County, Washington
18. Agreement, including the terms and conditions thereof; entered into;
By: John and Gayle Lange, et al
And Between: City of Sedro Woolley, et al
Recorded: June 9, 2003
Auditor's No.: 200306090031, records of Skagit County, Washington
Providing: Development conditions and provisions
- AMENDED by instrument(s):
Recorded: June 30, 2003
Auditor's No(s): 200306300001, records of Skagit County, Washington

19. 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: June 9, 2003
Recording No.: 200306090033

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 2, 2004
Recording No.: 200403020062

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"
Exceptions
(continued)

Recording Date: June 30, 2003
Recording No.: 200306300001

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 28, 2004
Recording No.: 200401280120

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 19, 2015
Recording No.: 201505190051

20. 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: Sauk Mountain View Estates South, Homeowners Association
Recording Date: June 9, 2003
Recording No.: 200306090033

21. 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 SAUK MOUNTAIN VIEW ESTATES SOUTH - A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2:

Recording No: 200401290101

22. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: June 9, 2003
Auditor's No(s): 200306090033, records of Skagit County, Washington
Imposed By: Sauk Mt. View Estates South Homeowners Association

23. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: Dukes Hill, L.L.C. a Washington limited liability company, et al
Recorded: January 29, 2004
Auditor's No.: 200401290098, records of Skagit County, Washington
Providing: Development Agreement regarding obligations arising from Development
Approval
Affects: Said premises and other property

24. Reservations and recitals contained in the Deed as set forth below:

Grantor: C.A. Wicker, a bachelor
Dated: September 26, 1912
Recording Date: September 26, 1912
Recording No.: 93017

Said document provides for, among other things, the following:
Excepting and reserving all minerals, oils, gases and fossils in or upon said premises and the right to enter said premises for any purpose incidental to the prospecting, mining, or extracting the same from said premises, provided, however, that the said party of the second part, his heirs, administrators and assigns shall be compensated for all damage done to the surface and soil of said land, and the improvements thereon.

25. Agreement, including the terms and conditions thereof; entered into;
By: Betty Bolton
And Between: TNT Construction, Inc.

EXHIBIT "A"
Exceptions
(continued)

Recorded: June 11, 1980
Auditor's No.: 8006110010, records of Skagit County, Washington
Providing: Usage of access road

26. Notes on the face of "AFFIDAVIT OF CORRECTION AND CLARIFICATION" dated February 25, 2004;

(TRACT A) Private road tract is hereby granted to Lots 3 and 4 together with all maintenance obligations. This tract shall remain an appurtenance to, and inseparable from, said lots.

(TRACT B) Private road tract is hereby granted to Lots 13 and 14 together with all maintenance obligations. This tract shall remain an appurtenance to, and inseparable from, said lots.

Tract B is also encumbered by a 10-foot wide easement for community walkway purposes along the Northeasterly side of said Tract B.

(TRACT F) is a community walkway 10 feet in width and is hereby designated "common open space" as defined and provided for in the recorded plat covenants and restrictions (Auditor's File No. 200306090033, records of Skagit County, Washington)

27. Affidavit of Correction and Clarification;
Dated: February 25, 2004
Recorded: March 2, 2004
Auditor's File No.: 200403020062, records of Skagit County, Washington
Executed By: Ronald T. Jepson, P.E., PLS, John Lange and Gayle Lange

28. Developer's Indemnification of Future Owners

Recording Date: March 2, 2004
Recording No.: 200403020063

29. Agreement and the terms and conditions thereof:

Recording Date: June 8, 2004
Recording No.: 200406080108

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 11, 2005
Recording No.: 200501110080

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

31. 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."

EXHIBIT "A"
Exceptions
(continued)

32. Assessments, if any, levied by Sedro Woolley.
33. 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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ALL RIGHTS RESERVED


The following is part of the Purchase and Sale Agreement dated 07/01/2024
between Atziry R Torres Benito Antonio Torres-Gomez ("Buyer")
Buyer Buyer
and Brandon Aguilar-Deleon Kayla Robinson ("Seller")
Seller Seller
concerning 1404 Vecchio Ct Sedro Woolley WA 98284 (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.

Authentication

Buyer 07/01/2024
Date

Authentication
Brandon Aguilar-Deleon
Seller 06/18/2024
Date

Authentication

Buyer 07/01/2024
Date

Authentication
Kayla Robinson
Seller 06/18/2024
Date