

When recorded return to:

John R. Jatón and Nenita M. Jatón
9519 Colony Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242764

Oct 30 2024

Amount Paid \$5285.00
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.: 620057305

CHICAGO TITLE
620057305

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jaye Lill, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to John R. Jatón and Nenita M. Jatón, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 22, "SKAGIT RIVER COLONY," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,
PAGES 65 AND 66, 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): P69474 / 4011-000-022-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 9, 2024

Jill
Jaye Lill

State of Washington

County of SKAGIT

This record was acknowledged before me on October 9, 2024 by Jaye Lill.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

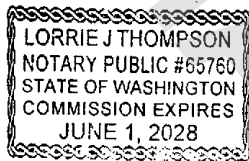


EXHIBIT "A"
Exceptions

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 SKAGIT RIVER COLONY:

Recording No: 648520

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 and Light Company, a Massachusetts corporation

Purpose: Electric transmission and/or distribution line

Recording Date: October 20, 1948

Recording No.: 424060

Affects: Said premises

3. Terms, conditions, and restrictions of that instrument entitled Title Notification Development Activities On or Adjacent to Designated Natural Resource Lands;

Recording Date: June 25, 2001

Recording No.: 200106250001

4. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;

Recording Date: June 25, 2001

Recording No.: 200106250002

5. Terms, conditions, and restrictions of that instrument entitled Waiver and Covenant not to sue Skagit County and Adjacent to Natural Resource Land Property Owners;

Recording Date: June 25, 2001

Recording No.: 200106250003

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

EXHIBIT "A"

Exceptions
(continued)

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. Note: Manufactured Home Title Elimination Application recorded under Recording No. 200109170163 recites that a manufactured (mobile) home is, or is being affixed to the Land.
8. City, county or local improvement district assessments, if any.
9. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.