

202411220054

11/22/2024 01:13 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
Xavier Sanchez  
425 Rowland Road  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20243050  
Nov 22 2024  
Amount Paid \$6725.00  
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.: 620057584

**CHICAGO TITLE**  
620057584

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Laura Ann Han who acquired title as Laura Ann Gelwicks and Taylor Taejin Han, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Xavier Sanchez, an unmarried person and Maribel M. Avila, an unmarried person

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.)

UNIT 425, GARDEN OF EDEN TOWNHOUSE CONDOMINIUMS

Tax Parcel Number(s): P122978 / 4862-000-425-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 11/21/2024

[Signature]  
Laura Ann Han

[Signature]  
Taylor Taejin Han

State of Washington

County of Skaqit

This record was acknowledged before me on 11-21-2024 by Laura Ann Han and Taylor Taejin Han.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 04-09-25



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P122978 / 4862-000-425-0000**

---

UNIT 425, "GARDEN OF EDEN TOWNHOUSE CONDOMINIUMS" ACCORDING TO THE DECLARATION THEREOF RECORDED JUNE 10, 2005, UNDER AUDITOR'S FILE NO. 200506100032 AND SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200506100033 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. PROVISION CONTAINED IN DEED, including the terms, covenants and provisions thereof

Recording Date: August 1, 1972  
Recording No.: 771931

2. 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 Short Plat No. SW-04-00:

Recording No: 200011200119

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

Granted to: Public Utility District No. 1 of Skagit County  
Purpose: Water pipeline  
Recording Date: October 25, 2000  
Recording No.: 200010250038

4. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Entitled: Condominium Declaration  
Recording Date: June 10, 2005  
Recording No.: 200506100032

Amended under Recording No. 201704280124

5. 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 Garden of Eden Townhouse Condominiums:

**EXHIBIT "B"**Exceptions  
(continued)

Recording Date: June 10, 2005  
Recording No.: 200506100033

Modified under Recording No. 201608290134

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. 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."

8. Assessments, if any, levied by Sedro Woolley.
9. City, county or local improvement district assessments, if any.