

**When recorded return to:**

Fortina Vicente Arroyo  
22644 Rose Road  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251774

Jun 09 2025

Amount Paid \$25760.00  
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

**CHICAGO TITLE**  
**620058881**

Escrow No.: 620058881

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kristine Kittleson, an unmarried person and James Kurtzenacker, 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 Fortina Vicente Arroyo, an unmarried person

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

LOT 3, SHORT PLAT NO. PL00-0545, APPROVED MAY 21, 2001, RECORDED MAY 22, 2001  
UNDER AUDITOR'S FILE NO.200105220102, RECORDS OF SKAGIT COUNTY,  
WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4  
SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, W. M.,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P118081 / 330427-3-006-0400

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 06-09-25

[Signature]  
Kristine Kittleson

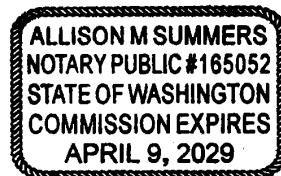
[Signature]  
James Kurtzenacker

State of Washington

County of Skaquit

This record was acknowledged before me on 6-9-25 by Kristine Kittleson.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 04-09-29

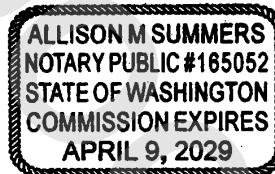


State of Washington

County of Skaquit

This record was acknowledged before me on 6-9-25 by James Kurtzenacker.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 04-09-29



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes and statements, 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. PL00-0545:**

Recording No: 200105220102

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

Granted to: Skagit County  
Purpose: Protection critical areas  
Recording Date: May 18, 2001  
Recording No.: 200105220103

3. 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, 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 in the document

Recording Date: November 20, 2001  
Recording No.: 200111200073

4. Terms and conditions contained in document entitled, Maintenance Agreement Contract.

Recording Date: October 3, 2005  
Recording No.: 200510030070  
Affects: Said premises

5. Proof of Mitigated Water Supply and the terms and conditions thereof:

Recording Date: July 27, 2023  
Recording No.: 202307270240

6. Certificate of Non-Compliance , and the terms and conditions thereof:

Recording Date: March 12, 2024  
Recording No.: 202403120059

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

**EXHIBIT "A"**

Exceptions  
(continued)

8. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 29, 2025  
between Fortina Vicente Arroyo ("Buyer")  
and Kristine Kittleson ("Seller")  
concerning 22644 Rose Rd Mount Vernon WA 98274 (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.

Fortina Vicente Arroyo 05/29/25  
Buyer Date

[Signature] 4-17-25  
Seller Date

Buyer Date

[Signature] 4-17-25  
Seller Date