

202506300076

06/30/2025 01:46 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:

Nazario Valdez-Rivera, Aurora Valazco Perez, and Carolina Valdez Velazco
116 Leann Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252035

Jun 30 2025

Amount Paid \$10096.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Reference: 25-129-NES

Chicago Title
620059388

THE GRANTOR(S)

Harry Richard Geise and Penelope Eguizabal-Geise, a married couple, and Liliam E. Berrios-Floersch, an unmarried woman as her separate estate,

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00)

in hand paid, conveys and warrants to

Carolina Valdez Velazco, an unmarried person and Nazario Valdez-Rivera and Aurora Valazco Perez, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

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

LT 142, DIGBY HEIGHTS PHASE I, REC NO. 200904150063

Tax Parcel Number(s): P128516/4984-000-142-0000

Subject To:

See Exhibit "B" attached hereto and made a part hereof.

Dated: June 26, 2025

Harry Geise
Harry Richard Geise

Penelope Eguizabal-Geise
Penelope Eguizabal-Geise

Liliam E. Berrios-Floersch
Liliam E. Berrios-Floersch

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 26 day of June, 2025, by
Harry Richard Geise, Penelope Eguizabal-Geise and Liliam E. Berrios-Floersch.

Kyle Beam
Signature

Notary
Title

My commission expires: 9-11-27

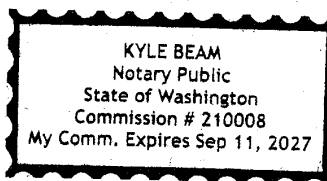


EXHIBIT A
LEGAL DESCRIPTION

LOT 142, DIGBY HEIGHTS PHASE I, AS PER PLAT RECORDED APRIL 15, 2009, UNDER RECORDING
NO. 200904150063, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Exhibit "B"

Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed Recording No.: 39602 No determination has been made as to the current ownership or other matters affecting said reservations.

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 Mount Vernon Short Plat No. MV-12-94: Recording No: 9411070053

Agreement, including the terms and conditions thereof; Between: City of Mount Vernon, a Municipal corporation of the State of Washington and Public Utility District No. 1, Skagit County, a Municipal corporation Recording Date: November 29, 1994 Recording No.: 9411290004 Regarding: Formation of L.I.D. to improve streets

Terms, conditions, and restrictions of that instrument entitled City of Mount Vernon Ordinance No. 2829; Recording Date: March 5, 1998 Recording No.: 9803050022.

Easement, including the terms and conditions thereof, granted by instrument(s); Recording Date: December 1, 2008 Recording No.: 200812010104 In favor of: Puget Sound Energy, Inc. Regarding: Electric transmission and/or distribution line

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: April 15, 2009 Recording No.: 200904150064 A Notice of Assignment of Declarant Rights was recorded on October 17, 2013 under recording number 201310170106. . Modification(s) of said covenants, conditions and restrictions Recording Date: April 13, 2012 Recording No.: 201204130158

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above: Imposed by: Cedar Heights, LLC Recording Date: April 15, 2009 Recording No.: 200904150064

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 Digby Heights Phase I: Recording No: 200904150063.

Easement, including the terms and conditions thereof, granted by instrument(s); Recording Date: February 23, 2009 Recording No.: 200902230143 In favor of: Puget Sound Energy, Inc. Regarding: Electric transmission and/or distribution line, together with necessary appurtenances

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Future lot owners Purpose: Private storm drainage and Mailbox easement Recording Date: February 4, 2011 Recording No.: 201102040092

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."

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

Assessments, if any, levied by City of Mount Vernon.

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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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 09, 2025

between **Nazario Valdez-Rivera** **Carolina Valdez Velazco** ("Buyer")
Buyer Buyer
and **Harry R Geise** **Penelope Eguizabal Geise** ("Seller")
Seller Seller
concerning **116 Leann Street** **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.

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| Authentisign <i>Nazario Valdez-Rivera</i> | 06/09/2025 |
| Buyer | Date |
| Authentisign <i>Carolina Valdez Velazco</i> | 06/09/2025 |
| Buyer | Date |

| | |
|--|----------|
| Authentisicor <i>Harry R Geise</i> | 06/10/25 |
| Seller | Date |
| Authentisicor <i>Penelope Eguizabal Geise</i> | 06/10/25 |
| Seller | Date |