

When recorded return to:
Juan Carlos Ortiz
1070 Opal Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047702

CHICAGO TITLE

020047702

STATUTORY WARRANTY DEED

THE GRANTOR(S) Horacio R. Carreon and Elia Carreon, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Juan Carlos Ortiz, an unmarried person and Nallely Carreon Carrillo, an unmarried person

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

LOT 4, PLAT OF NIELSEN PARK, RECORDED JANUARY 3, 2003 UNDER SKAGIT COUNTY,
AUDITOR'S FILE NO. 200301030077.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P120004 / 4807-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3087

Jul 07 2021

Amount Paid \$8005.00
Skagit County Treasurer
By Josie L Bear Deputy

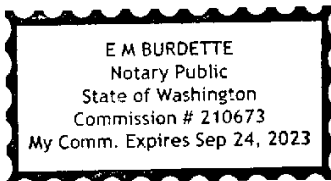
STATUTORY WARRANTY DEED
(continued)

Dated: June 18, 2021

Horacio R. Carreon
Horacio R. Carreon
Elia Carreon
Elia Carreon

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Horacio R. Carreon and Elia Carreon
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: July 7, 2021

Emmurdette
Name: E.M. Burdette
Notary Public in and for the State of Washington
Residing at: Burlington WA
My appointment expires: 9.24.2023

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Septic tank drainfield
Recording Date: October 4, 1972
Recording No.: 774881
Affects: Portion of said premises
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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. BU 02-94:

Recording No: Volume 11, Pages 107 and 108
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Underground electric system, together with necessary appurtenances
Recording Date: October 17, 2002
Recording No.: 200210170075
Affects: Portion of said premises
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Nielsen Park:

Recording No: 200301030077
5. 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: January 3, 2003
Recording No.: 200301030078

EXHIBIT "A"**Exceptions
(continued)**

Modification(s) of said covenants, conditions and restrictions

Recording Date: January 27, 2003
Recording No.: 200301270204

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 8, 2003
Recording No.: 200305080236

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 31, 2003
Recording No.: 200307310169

6. 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: Opal Lane, a Washington non-profit corporation, its successors and assigns
Recording Date: January 3, 2003
Recording No.: 200301030078

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."

EXHIBIT "A"

**Exceptions
(continued)**

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Burlington.
10. City, county or local improvement district assessments, if any.