

When recorded return to:  
Melynda Huskey and Joan Opyr  
3903 Pueblo Heights  
Mount Vernon WA 98273



201706300100

Skagit County Auditor \$76.00  
6/30/2017 Page 1 of 4 11:54AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE  
620031155

Escrow No.: 245392654

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James L. Mustoe and Svetlana Merkoulouva, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Melynda Huskey and Joan Opyr, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 124, Thunderbird East First Addition, according to the plat thereof recorded in Volume 12 of  
Plats, pages 20 through 22, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80877, 4379-000-124-0006

Subject to:

Exhibit "A" attached hereto and by this reference made a part hereof.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172936  
JUN 30 2017


Amount Paid \$6324.00  
Skagit Co. Treasurer  
By: HB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 15, 2017  
26

  
James L. Mustoe

6/25/17

  
Svetlana Merkoulouva

6

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that James L. Mustoe and Svetlana Merkoulouva are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

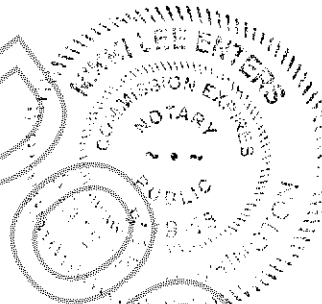
Dated: June 26, 2017

  
Name: Nikki Lee Enters

Notary Public in and for the State of WA

Residing at: Canby

My appointment expires 9/19/2018



**EXHIBIT "A"**

**Order No.: 245392654**

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 THUNDERBIRD EAST FIRST ADDITION:

Recording No: 882890

Agreement, including the terms and conditions thereof, entered into:  
By: City of Mount Vernon, a municipal corporation  
And Between: Brachvogel Construction  
Recorded: October 17, 1979  
Auditor's No. 7910170012, records of Skagit County, Washington  
Providing: Sewer connection

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law:

Recorded: September 7, 1978  
Auditor's No(s): 886974, records of Skagit County, Washington  
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife



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 22, 2017  
between Melynda Huskey Joan Opyr ("Buyer")  
Buyer Buyer  
and James L. Mustoe Svetlana Merkoulouva ("Seller")  
Seller Seller  
concerning 3903 Pueblo Heights Mount Vernon WA 98273 (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.

AuthenticSign  
Melynda Huskey 05/23/2017  
5/23/2017 3:31:59 PM PDT  
Buyer Date

AuthenticSign  
Joan Opyr 05/23/2017  
5/23/2017 5:11:14 PM PDT  
Buyer Date

[Signature] 5/23/17  
Seller Date

AuthenticSign  
Svetlana Merkoulouva 05/23/2017  
5/23/2017 11:18:43 AM PDT  
Seller Date

