

**When recorded return to:**  
Scott M. McPherson and Sally A. McPherson  
818 Upland Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4088  
Sep 20 2019  
Amount Paid \$8231.27  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039836

**CHICAGO TITLE CO.**

620039836

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mark Davidyuk, a married person as his separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Scott M. McPherson and Sally A. McPherson, husband and  
wife

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 2, THE UPLANDS, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 43,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P78141 / 4206-000-002-0002

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 14, 2019

Mark Davidyuk  
Mark Davidyuk

Svetlana Davidyuk  
Svetlana Davidyuk

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark Davidyuk and Svetlana Davidyuk 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: 9-20-19

Jennifer Brazil  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2020

Notary Public  
State of Washington  
Jennifer Brazil  
Commission Expires 07/25/2020

**EXHIBIT "A"**  
Exceptions

1. 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 Uplands, recorded in Volume 10 of Plats, Page 43:

Recording No: 785778

2. 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, as set forth in the document

Recording Date: September 27, 1973  
Recording No.: 791411

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

Granted to: James W. Curtis  
Purpose: Right of Way across the East half of the Northeast Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian  
Recording Date: November 7, 1911  
Recording No.: 87454  
Affects: Exact location undeterminable

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.

Authentisign ID: 170CC2E3-F2C7-4EFC-B2E4-C717B0027DB6

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 August 19, 2019  
between Scott M McPherson Sally A McPherson ("Buyer")  
Buyer Buyer  
and Mark Davidyuk ("Seller")  
Seller Seller  
concerning 818 Upland Drive 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.

Authentisign  
  
08/19/2019  
Date  
08/19/2019 3:28:23 PM PDT

  
8-20-19  
Date  
Seller

Authentisign  
Sally A McPherson  
08/19/2019  
Date  
08/19/2019 3:37:50 PM PDT

  
9-20-19  
Date  
Seller