

When recorded return to:
Ryan A. Thomas and Ashley Thomas
15068 Nookachamps Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3061

Aug 12 2020

Amount Paid \$9340.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE
020043340

Escrow No.: 245426753

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ivan Natekin and Valentina Natekin, 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 Ryan A. Thomas and Ashley Thomas, a married couple

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

Tract 1 of Revised Short Plat No. 89-79, Approved December 17, 1979 and Recorded December 19, 1979, Under Auditor's File No. 7912190032, in Volume 4 of Short Plats, Page 15, Records of Skagit County, Being a portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 34 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): P27648, 340423-1-001-0204

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2020

Ivan Natekins
Ivan Natekins
Valentina Natekins
Valentina Natekins

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ivan Natekins and Valentina Natekins 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: August 6, 2020

Addie Brown
Name: Addie Brown
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 7/23/2021

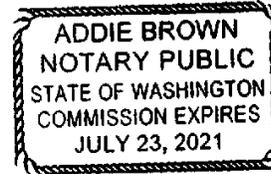


EXHIBIT "A"

SPECIAL EXCEPTIONS

1. Agreement and the terms and conditions thereof:
Recording Date: May 24, 1917
Recording No.: 119184
Providing: dedication of property as public highway
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Harold Gribble, et ux, et al
Purpose: to enter upon and clear out obstruction in the bed, and lower the bed of Nookachamps Creek
Recording Date: October 18, 1956
Recording No.: 543043
Affects: as described in said instrument
3. 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 89-79:
Recording No: 7912190032
4. 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: electric transmission and or distribution line, together with necessary appurtenances
Recording Date: June 16, 1987
Recording No.: 8706160048
Affects: as described in said instrument
5. Low Flow Mitigation Summary and the terms and conditions thereof:
Recording Date: January 12, 2007
Recording No.: 200702120004
6. Protected Critical Area Site Plan and the terms and conditions thereof:
Recording Date: February 12, 2007
Recording No.: 200702120005

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

Granted to: Puget Sound Energy, Inc.
Purpose: underground electric system, together with necessary appurtenances
Recording Date: September 10, 2007
Recording No.: 200709100160
Affects: as described in said instrument

8. Accessory Dwelling Unit and the terms and conditions thereof:

Recording Date: February 25, 2010
Recording No.: 201002250070

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

10. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account No.: P27648/ 340423-1-001-0204
Levy Code: 2310
Assessed Value-Land: \$122,000.00
Assessed Value-Improvements: \$495,600.00

General and Special Taxes:
Billed: \$7,186.93
Paid: \$3,605.99
Unpaid: \$3,580.94

11. 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 20, 2020

between Ashley Thomas Ryan Thomas ("Buyer")
Buyer Buyer
and Ivan Natelkin Valentina Natelkin ("Seller")
Seller Seller
concerning 15068 Nookachamps Road 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.

Authenticator
Ashley Thomas 06/20/2020
Buyer 11:00:34 AM PDT Date

Authenticator
Ryan Thomas 06/20/2020
Buyer 11:18:22 AM PDT Date

[Signature] 6-22-20
Seller Date

[Signature] 6-22-20
Seller Date