

When recorded return to:

Vasily Shishkarev and Hana Shishkarev
1520 Bonnie Place
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4528

Oct 30 2020

Amount Paid \$7165.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044696

CHICAGO TITLE
620044696

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bradly Rising and Kelsy Rising, 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 Vasily Shishkarev and Hana Shishkarev, a married couple

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

Lot 11, Plat of Blackburn Ridge, according to the plat thereof, recorded in Volume 16 of Plats,
pages 206 through 208 , inclusive, 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): P113160 / 4708-000-011-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 22, 2020

Bradly Rising
Bradly Rising
Kelsy Rising
Kelsy Rising

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Bradly Rising and Kelsy Rising 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: 10-23-2020
Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024
9/2

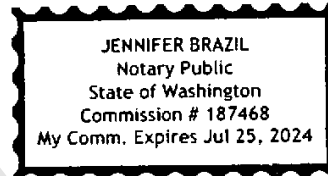


EXHIBIT "A"
Exceptions

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

Recording Date: November 20, 1975
Recording No.: 826431
2. 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
Recording Date: November 15, 1977
Recording No.: 868658
3. Agreement, including the terms and conditions thereof;

Between: Mount Vernon City Engineer and Keith and Regina Ash
Recording Date: June 1, 1981
Recording No.: 8106010035
4. Standard Participation Contract, including the terms and conditions thereof;

Between: City of Mount Vernon, a municipal corporation and Keith and Regina Ash,
husband and wife
Dated: September 16, 1981
Recording Date: September 23, 1981
Recording No.: 8109230024
Providing: Right to connect subject property to city sewer
5. Terms and conditions of that City of Mount Vernon Ordinance;

Recording Date: September 30, 1993
Recording No.: 9309300144
Ordinance No.: 2557
6. 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 PLAT OF BLACKBURN RIDGE:
Recording No: 9801300134

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

7. 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 29, 1998
Recording No.: 9801290061

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 11, 2000
Recording No.: 200010110006

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by the City of Mount Vernon.
11. 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."