

When recorded return to:
Mikhail Fedorovich Lovyn and Kristina Petrovna
Lovyn
116 N 21st Steet #2
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-176

Jan 14 2021

Amount Paid \$6173.00

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

CHICAGO TITLE CO.
620045251

Escrow No.: 620045251

STATUTORY WARRANTY DEED

THE GRANTOR(S) Veri D. Hamilton and Lisa Hamilton, 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 Mikhail Fedorovich Lovyn and Kristina Petrovna Lovyn, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 56, PLAT OF RIVERVIEW, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 11 OF PLATS, PAGE 12, 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): P78804/4226-000-056-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 8, 2021

Verl D. Hamilton
Verl D. Hamilton

Lisa Hamilton
Lisa Hamilton

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Lisa Hamilton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01-11-2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arington
My appointment expires: 03 01 2024

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Verl D. Hamilton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/13/2021

DONNA LEE REED
NOTARY PUBLIC #51271
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 1, 2023

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Changsville wa
My appointment expires: 10/1/2023

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 Plat of Riverview:

Recording No: 817859

2. 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: October 28, 1975

Recording No.: 825399

3. 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: April 19, 1976

Recording No.: 833555

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

5. 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

EXHIBIT "A"

Exceptions
(continued)

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."

6. Assessments, if any, levied by Mount Vernon.
7. City, county or local improvement district assessments, if any.