

When recorded return to:

Alicia Neely
854 South Pine Street
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2225

May 19 2021

Amount Paid \$7765.00
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

Escrow No.: 620047379

CHICAGO TITLE

020047379

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pacific Match 7 LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Alicia L. Neely, an unmarried person and Christopher B. Manning, an unmarried person

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

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

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

LT 3, CITY OF BURLINGTON SP NO. BURL-3-94; *being ptn. Lots 4 + 5, Bk. 130,*

Tax Parcel Number(s): P120487 / 4077-130-005-0200 *First Add. to Burlington*

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 11, 2021

Pacific Match 7 LLC

BY: [Signature]
Pavel Doygalyuk
Sole Member

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Pavel Doygalyuk

is are the person(s) who appeared before me, and said person acknowledged that he (he/she/they) signed this instrument, on oath stated that he (he/she/they) was authorized to execute the instrument and acknowledged it as the Sole Member of Pacific Match 7, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 18 2021

[Signature]
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

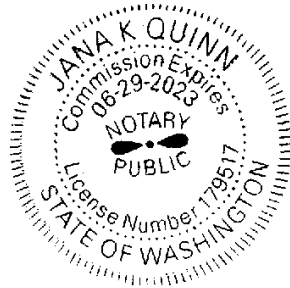


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P120487 / 4077-130-005-0200

LOT 3, CITY OF BURLINGTON SHORT PLAT NO. BURL-3-94, APPROVED JANUARY 3, 1995, RECORDED JANUARY 24, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 171 AND 172, UNDER AUDITOR'S FILE NO. 9501240057, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 4 AND 5, BLOCK 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS SHOWN ON CITY OF BURLINGTON SHORT PLAT NO. BURL-3-94, APPROVED JANUARY 3, 1995, RECORDED JANUARY 24, 1995, IN VOLUME 11 OF SHORT PLATS, PAGES 171 AND 172, UNDER AUDITOR'S FILE NO. 9501240057, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 4 AND 5, BLOCK 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Short Plat No. BURL-3-94:

Recording No: 9501240057

2. 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."

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