

**When recorded return to:**  
Michael Aikens and Kimberly Aikens  
18807 Cascade Ridge Court  
Mount Vernon, WA 98274-7716

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3071  
Jul 06 2021  
Amount Paid \$14235.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**STATUTORY WARRANTY DEED**

Order No.: NXWA-0521222

*GNW 21-11388*

**THE GRANTOR(S)**

Sergey Kislyanka and Vera Kislyanka, husband and wife and Charles F. Baldwin, Trustee of the Indigo Sky IRR Trust, dated April 2, 2016

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

Michael Aikens and Kimberly Aikens, husband and wife

the following described real estate, situated in the:

Lot 7, "PLAT OF CASCADE RIDGE COURT", according to the plat thereof, recorded in Volume 16 of Plats, pages 87 through 89, records of Skagit County, Washington.

Abbreviated Legal: Lot 7, CASCADE RIDGE COURT

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

For further particulars reference is made to Exhibit "A" attached hereto and by this reference made a part hereof. Exhibit "A" – Skagit County Right-To-Manage Natural Resource Lands Disclosure.

Tax Parcel Number(s): P108100/4668-000-007-0000

Dated: June 30, 2021

Sergey Kislyanka  
Sergey Kislyanka

Vera Kislyanka  
Vera Kislyanka

Charles F. Baldwin, Trustee of the Indigo Sky IRR Trust, dated April 2, 2016

By: Charles F. Baldwin, Trustee

STATE OF: Washington

COUNTY OF: Snohomish

On this day personally appeared before me **Sergey Kislyanka and Vera Kislyanka**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

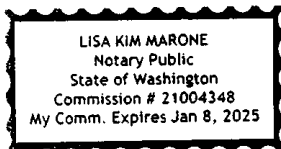
Given under my hand and seal of office this 3<sup>rd</sup> day of July, 2021.

[Signature]

Notary Public residing at: marysville

Printed Name: Lisa Kim Marone

My Commission Expires: 1/8/2025



STATE OF CA  
COUNTY OF \_\_\_\_\_ §

I certify that I know or have satisfactory evidence that **Charles F. Baldwin** is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the **Trustee of the Indigo Sky IRR Trust, dated April 2, 2016** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_  
Title: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_, 20\_\_\_\_\_

Dated: June 30, 2021

\_\_\_\_\_  
Sergey Kislyanka

\_\_\_\_\_  
Vera Kislyanka

Charles F. Baldwin, Trustee of the Indigo Sky IRR Trust, dated April 2, 2016

*Charles F. Baldwin*  
By: Charles F. Baldwin, Trustee

STATE OF: \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

On this day personally appeared before me **Sergey Kislyanka and Vera Kislyanka**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public residing at: \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF **CA**  
COUNTY OF \_\_\_\_\_ §

I certify that I know or have satisfactory evidence that **Charles F. Baldwin** is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the **Trustee of the Indigo Sky IRR Trust, dated April 2, 2016** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *See Attached*

Title: \_\_\_\_\_

My Commission expires: \_\_\_\_\_, 20\_\_\_\_\_.

**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California COUNTY OF Sacramento

On 6/30/21, before me, **L. Akers, Notary Public** personally appeared Charles F. Baldwin

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) **is/are** subscribed to the within instrument and acknowledged to me that **he/she/they** executed the same in **his/her/their** authorized capacity (**ies**) and that by **his/her/their** signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

SEAL

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
L. AKERS  
NOTARY PUBLIC



In and for the State of California  
County of Sacramento  
My Commission Expires 07/19/2021  
Commission Number 2202106

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

- |  |   |
|--|---|
| <input type="checkbox"/> INDIVIDUAL          | <input type="checkbox"/> ATTORNEY-IN-FACT   |
| <input checked="" type="checkbox"/> TRUSTEES | <input type="checkbox"/> PARTNER(S) - <input type="checkbox"/> LIMITED <input type="checkbox"/> GENERAL |
| <input type="checkbox"/> OTHER _____         |   |

Title or Type of Document Statutory Warranty Deed

Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_

**Subject to - Deed Exception(s):**

**EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:**

In Favor Of: J. M. Sherrill and Nina V. Sherrill, husband and wife  
Recorded: July 18, 1944  
Auditor's No: 373093  
Purpose: A proper and adequate easement for right-of-way  
Area Affected: Easterly portion of the subject property

**EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Scott Paper Company and Georgia Pacific Corporation  
Dated: April 2, 1988  
Recorded: June 19, 1989  
Auditor's No: 8906190004  
Purpose: Ingress, egress and utilities  
Area Affected: Said Easement may lie completely within Cascade Ridge Drive, but the Company cannot confirm that assertion.  
Said Easement Agreement includes a Maintenance Agreement.

**EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: January 21, 1993  
Recorded: January 26, 1993  
Auditor's No. 9301260091  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

Easement, affecting a portion of subject property for the purpose of Natural Gas Line Right of Way including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded March 17, 1994 as Auditor's File No. 9403170036

**PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: June 26, 1996  
Recorded: June 26, 1996  
Auditor's No: 9606260031  
Executed by: Keith S. Johnson, Alison R. Johnson and Danya R. Johnson

Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named:

Plat/Subdivision Name: Cascade Ridge Court  
Recorded: January 19, 1996  
Auditor's No: 9601190017

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**EXHIBIT "A"**  
**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 May 27, 2021  
between Michael Aikens Kimberly Aikens ("Buyer")  
Buyer Buyer  
and Sergey & Vera Kislyanka Indigo Sky trust Charles Baldw ("Seller")  
Seller Seller  
concerning 18807 Cascade Ridge Court Mount Vernon 98274 (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.

Authenticat  
Kimberly Aikens 05/27/2021  
Buyer 4:31:00 PM PDT Date

Authenticat  
Michael Aikens 05/27/2021  
Buyer 4:27:39 PM PDT Date

Authenticat  
Sergey Kislyanka 05/27/2021 12:04:08 PM PDT  
Seller Date

Authenticat  
Vera Kislyanka 05/28/2021 12:08:14 PM PDT  
Seller Date

Authenticat  
Charles Baldwin 05/28/2021  
Seller 1:16:09 PM PDT Date