

**When recorded return to:**  
Sergey S Kachinskiy and Irina N Kachinskiy  
2516 North 27th Street  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049190

**CHICAGO TITLE CO.**  
*620049190*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kevin J. Hartman and Erin D. Radcliffe, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Sergey S Kachinskiy and Irina N Kachinskiy, a married couple

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.)

PTN. SE SW, SEC. 9-34-4E, W.M.

Tax Parcel Number(s): P24305 / 340409-0-021-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4517

Sep 30 2021

Amount Paid \$7205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 29, 2021

[Signature]

Kevin J. Hartman

[Signature]

Erin D. Radcliffe

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Kevin J. Hartman and Erin D. Radcliffe  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-30-2021



[Signature]  
Name: Jennifer Brazil  
Notary Public in and for the State of Washington  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P24305 / 340409-0-021-0002**

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A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;  
THENCE NORTH 88°34' WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 300.00 FEET;  
THENCE NORTH 0°04'07" EAST PARALLEL TO THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DENNY K. RIGGS AND JUNE RIGGS, HUSBAND AND WIFE, BY INSTRUMENT DATED MAY 26, 1967, AND RECORDED UNDER AUDITOR'S FILE NO. 699721, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 0°04'07" EAST A DISTANCE OF 110.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET;  
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°21'53" A DISTANCE OF 39.87 FEET;  
THENCE SOUTH 88°34' EAST A DISTANCE OF 80.07 FEET;  
THENCE SOUTH 0°04'07" WEST A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF SAID RIGGS TRACT;  
THENCE NORTH 88°34' WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

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

Granted to:	Frank L. Teachman and Flora C. Teachman
Purpose:	Ingress and egress
Recording Date:	January 8, 1968
Recording No.:	708764
Affects:	As described
  
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 Mount Vernon.