

When recorded return to:

Andrey A. Shilov and Diana O. Shilov
7658 South Superior Avenue
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049021

CHICAGO TITLE
620049021

STATUTORY WARRANTY DEED

THE GRANTOR(S) Coach Corral Inc, a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Andrey A. Shilov and Diana O. Shilov, a married couple

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

Lot 3, Town of Concrete Short Plat No. CON-89-01, approved June 14, 1989 and recorded
December 1, 1989, in Volume 8 of Short plats, Page 192, under Auditor's File No. 8912010018,
records of Skagit County, Washington; being a portion of Lot 12, Plat of Sunrise Addition.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P70895 / 4064-000-012-0506

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5174

Nov 10 2021

Amount Paid \$6405.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED (continued)

Dated: October 29, 2021

Coach Corral Inc

BY: 

Keith Padgett
Corporate Secretary

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Keith Padgett

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

Dated: November 4, 2021



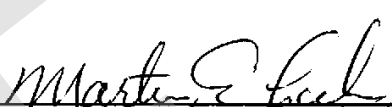

Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-23

EXHIBIT "A"**Exceptions**

1. 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: December 13, 1937
 Recording No.: 297398

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: September 25, 1984
 Recording No.: 8409250055

3. 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. CON-89-01:

 Recording No: 8912010018

4. 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: February 24, 2021
 Recording No.: 202102240151

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

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

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."

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. Assessments, if any, levied by Concrete.
8. City, county or local improvement district assessments, if any.