

When recorded return to:
Vadim Yakovich Kasko
635 Rainbow Drive
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051048

CHICAGO TITLE CO.
620051048

STATUTORY WARRANTY DEED

THE GRANTOR(S) Arts Auto Wrecking LLC, a Washington Limited Liability Company as to Parcel A
and Angela J. McAdow, as a separate estate as to Parcel B

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Vadim Yakovich Kasko, a married person as a separate estate
and Sergey Yakovich Kasko, a married person as a separate estate

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. G.L. 2 and NE SW, 25-35-4E, W.M.

Tax Parcel Number(s): P37600 / 350425-0-013-0001, P37610 / 350425-4-017-0007, P37619 /
350425-0-024-0008, P37620 / 350425-0-025-0007, P37621 /
350425-0-026-0006, P37628 / 350425-0-031-0009

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221439

Apr 07 2022

Amount Paid \$3485.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED

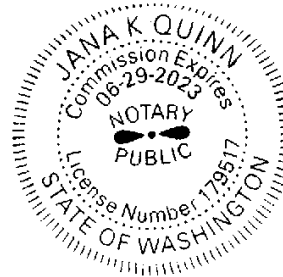
(continued)

Dated: April 5, 2022

Arts Auto Wrecking LLC
A Washington Limited Liability Company

BY: Angela J. McAdow
Angela J. McAdow
Member

Angela J. McAdow
Angela J. McAdow



State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Angela J. McAdow

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 Member of Arts Auto Wrecking LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 07 2022

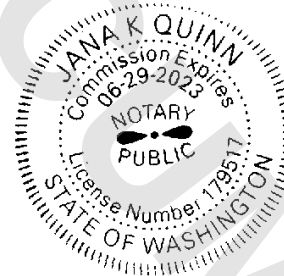
Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

State of Washington
County of Skagit

This record was acknowledged before me on 04/07/2022 by
Angela J. McAdow

Janak Quinn
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 06/29/2023



STATUTORY WARRANTY DEED
(continued)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P37600 / 350425-0-013-0001, P37610 / 350425-4-017-0007, P37619 / 350425-0-024-0008, P37620 / 350425-0-025-0007, P37621 / 350425-0-026-0006 and P37628 / 350425-0-031-0009

Parcel A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF GOVERNMENT LOT 2 IN SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, MIDWAY BETWEEN THE NORTH AND SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH ALONG THE EAST LINE THEREOF TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2;
THENCE EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 TO THE CENTER LINE OF A CANAL AS DESCRIBED IN THAT CERTAIN DEED RECORDED JULY 16, 1941 IN VOLUME 184 OF DEEDS, PAGE 353, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTHERLY ALONG THE CENTER OF SAID CANAL TO ITS SOUTH END;
THENCE DUE SOUTH TO THE NORTH BANK OF BATEY'S SLOUGH;
THENCE WESTERLY ALONG THE NORTH BRANCH OF SAID SLOUGH TO THE EAST LINE OF THIRD STREET (FORMERLY SECONDARY STATE HIGHWAY 1-A);
THENCE NORTH ALONG SAID EAST LINE TO A POINT WEST OF THE POINT OF BEGINNING;
THENCE EAST TO THE POINT OF BEGINNING;
EXCEPT THE COUNTY ROAD KNOWN AS RIVER ROAD, AND
EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEDRO-WOOLLEY BY DEED RECORDED APRIL 20, 1964 UNDER RECORDING NO. 649383, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel B:

That portion of the following described Government Lot 2 lying South of the County Road:

Beginning at a point on the North line of Government Lot 2 in Section 25, Township 35 North, Range 4 East, W.M., which point is 675 feet west of the Northeast corner of said Lot 2, thence West along said North line to the center line of Canal as located on July 7, 1941, thence Southerly along the center line of said canal to the South end of same, thence due South to the North line of Batey's Slough, thence Easterly along the North bank of said Slough to a point 675 feet West of the East line of Lot 2, thence North to the Point of Beginning.

Less County Road.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Andrew Hanson, a bachelor
Recording Date: April 23, 1948
Recording No.: 417339
As Follows: Seller reserves all buildings now on the property and the right to remove same within a reasonable length of time.

Affects: Portion of property lying below River Road
2. Right of Way Agreement and the terms and conditions thereof:

In Favor Of: Bechtel Corporation, a Delaware corporation, its successors and assigns
Recording Date: August 19, 1965
Recording No.: 670545
Regarding: Permanent right of way and easement 40 feet in width for the transportation of limestone slurry, etc.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sedro Woolley, a Municipal corporation
Purpose: Sewer pipe or pipes, lines or lines, for transportation of sewage
Recording Date: September 1, 1972
Recording No.: 773459
Affects: Portion of premises
4. Lot of Record Certification and the terms and condition thereof:

Recorded: September 8, 2006
Recording No.: 200609080050
5. Title Notification and the terms and conditions thereof:

Recording Date: October 10, 2006
Recording No.: 200610100141
Regarding: Development activities on or adjacent to designated natural resource lands
6. Title Notification and the terms and conditions thereof:

Recording Date: October 10, 2006
Recording No.: 200610100142
Regarding: Setbacks

EXHIBIT "B"**Exceptions
(continued)**

7. Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: October 10, 2006
Recording No.: 200610100143

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

9. 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."