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06/30/2022 01:38 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Andrey Gonchar and Julia Gonchar
1608 Blackburn Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222721
Jun 30 2022
Amount Paid \$10319.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620051400

Escrow No.: 620051400

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lawrence E. Kelly, an unmarried person and Theresa A. Dawson, who acquired title as Theresa A. Kelly, an unmarried person

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

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

THE NORTH 350 FEET OF THE SOUTH 560.08 FEET, AS MEASURED ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 12, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING EAST OF THE PEARSON ROAD ALSO KNOWN AS ALLEN ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P34151 / 350312-3-004-0010

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 24, 2022

Lawrence E. Kelly, by Jennifer Kelly, his attorney in fact

Theresa A. Dawson
Theresa A. Dawson

State of Washington
County of Skagit

This record was acknowledged before me on 6-28-2022 by Theresa A. Dawson.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024



STATUTORY WARRANTY DEED
(continued)

Dated: June 24, 2022

Lawrence E. Kelly by Jennifer Kelly, his attorney in fact
Lawrence E. Kelly, by Jennifer Kelly, his attorney in fact

Theresa A. Dawson

State of Washington
County of Skagit

This record was acknowledged before me on 6-27-2022 by Jennifer Kelly as Power of Attorney of Lawrence E. Kelly.

Jennifer Brazil

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

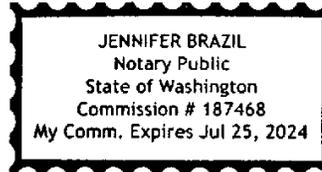


EXHIBIT "A"
Exceptions

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

Recording Date: August 18, 1954
Recording No.: 505367
Affects: Said premises

2. Lot Certification and the terms and conditions thereof:

Recording Date: January 12, 1995
Recording No.: 9501120035

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 200206100138

4. 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."

5. City, county or local improvement district assessments, if any.

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

**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 June 05, 2022
between Andrey Gonchar Julia Gonchar ("Buyer")
Buyer Buyer
and Lawrence E Kelly Theresa A Kelly ("Seller")
Seller Seller
concerning 17455 Allen Road Bow WA 98232 (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...
Andrey Gonchar 06/06/2022
Buyer Date

Authenticat...
Lawrence Kelly by Jennifer Kelly, POA 06/07/22
Seller Date

Authenticat...
Julia Gonchar 06/06/2022
Buyer Date

Authenticat...
Theresa A Kelly 06/07/22
Seller Date

06/07/22