

**When recorded return to:**

Grant D. Thornton and Brooke A. Thornton  
1120 North Waugh Road  
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.: 620052248

**CHICAGO TITLE**  
*620052248*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ilya Novichenko and Aleksandriya Novichenko, 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 Grant D. Thornton and Brooke A. Thornton, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
LOT 70, "THUNDERBIRD EAST SECOND ADDITION", ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 12 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P81847 / 4411-000-070-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223500

Aug 25 2022

Amount Paid \$7685.00

Skagit County Treasurer

By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 17, 2022

  
\_\_\_\_\_  
Ilya Novichenko

  
\_\_\_\_\_  
Aleksandriya Novichenko

State of Washington  
County of Skagit

This record was acknowledged before me on August 19, 2022 by Ilya Novichenko and Aleksandriya Novichenko.

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



**EXHIBIT "A"**

## Exceptions

1. 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 the Plat of Thunderbird East Second Addition:  
  
Recording No: 7910080021
2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: March 7, 1980  
Recording No.: 8003070038  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: October 21, 1980  
Recording No.: 8010210014
3. Standard Participation Contract, including the terms, covenants and provisions thereof;  
  
Recording Date: February 24, 1981  
Recording No.: 8102240052  
For: Sewer connection
4. Skagit County Right to Farm Disclosure, and the terms and conditions thereof:  
  
Recording Date: October 29, 2014  
Recording No.: 201410290073
5. Skagit County Right to Manage Natural Resources Lands Disclosure and the terms and conditions thereof:  
  
Recording Date: October 27, 2017  
Recording No.: 201710270112
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

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

7. City, county or local improvement district assessments, if any.
8. 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."
9. Assessments, if any, levied by Mt. Vernon.



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 July 19, 2022  
between Grant D Thornton Brooke A Thornton ("Buyer")  
Buyer Buyer  
and Ilya Novichenko Aleksandriya Novichenko ("Seller")  
Seller Seller  
concerning 1120 N Waugh Road Mount Vernon WA 98273 (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.

Authentisior  
Grant D Thornton 07/20/2022  
Buyer Date

DocuSigned by:  
Ilya Novichenko 7/21/2022  
Seller Date

Authentisior  
Brooke A Thornton 07/20/2022  
Buyer Date

DocuSigned by:  
[Signature] 7/21/2022  
Seller Date