

When recorded return to:

Aleksandr Gaidai and Karina Gaidai
16220 State Route 9
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052971

CHICAGO TITLE
620052971

STATUTORY WARRANTY DEED

THE GRANTOR(S) John P. Snyder and Laurene M. Snyder, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Aleksandr Gaidai and Karina Gaidai, 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.)

LT. 2, SP. NO. 24-89, REC NO. 8906280013, AND PTN W 1/2 NW 1/4 25-E 1/2 NE 1/4 26-34-4

Tax Parcel Number(s): P27789 / 340425-0-006-0019

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224448

Nov 01 2022

Amount Paid \$9571.40
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 28, 2022

John P. Snyder
John P. Snyder

Laurene M. Snyder
Laurene M. Snyder

State of Washington
County of Snohomish

This record was acknowledged before me on 10/31/2022 by John P. Snyder and Laurene M. Snyder.

Alysia Hudson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 03/01/2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27789 / 340425-0-006-0019

LOT 2 OF SHORT PLAT NO. 24-89, APPROVED JUNE 16, 1989 AND RECORDED JUNE 28, 1989 UNDER AUDITOR'S FILE NO. 8906280013, IN VOLUME 8 OF SHORT PLATS, PAGES 137 AND 138, RECORDS OF SKAGIT COUNTY, WASHINGTON. (BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 25 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 Short Plat No. 24-89:

Recording No: 8906280013

2. Conditional Agreement Mound Fill System Installation and the terms and conditions thereof:

Recording Date: October 28, 1988
Recording No.: 8810280025

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

Granted to: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground Electric System
Recording Date: June 16, 1987
Recording No.: 8706160046
Affects: Said premises

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

Granted to: State of Washington, acting by and through its Department of Transportation
Purpose: Construction related activities and ingress and egress
Recording Date: November 17, 2016
Recording No.: 201611170070
Affects: Portion of said premises

Modification(s) of said Easement

Recording Date: June 22, 2017
Recording No.: 201706220064

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

Granted to: Puget Sound Energy, Inc. , a Washington corporation
Purpose: Utility Systems for transmission, distribution and sale of electricity
Recording Date: March 17, 2017

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201703170115
Affects: Said premises

6. Facilities Easement Agreement and the terms and conditions thereof:

Recording Date: April 25, 2017
Recording No.: 201704250076

7. Utility Easement Agreement and the terms and conditions thereof:

Recording Date: January 29, 2018
Recording No.: 201801290133

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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. 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**

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated October 1, 2022

between Aleksandr Gaidai Karina Gaidai ("Buyer")
Buyer Buyer

and John P Snyder Laurene M Snyder ("Seller")
Seller Seller

concerning 16220 State Route 9 Mount Vernon WA 98274 (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.

Authenticator
Aleksandr Gaidai 10/01/22
Buyer Date

Authenticator
Karina Gaidai 10/01/22
Buyer Date

John P Snyder 10-3-22
Seller Date

Laurene Snyder 10-5-22
Seller Date