

When recorded return to:

Michael D. Dunatov
1500 College Way, Suite A #547
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224527

Nov 07 2022

Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620052504

CHICAGO TITLE

620052504

BARGAIN AND SALE DEED**THE GRANTOR(S)**

Soundview Investors, LLC, a Washington limited liability company, who acquired title as Soundview Investors, Inc.

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, bargains, sells, and conveys to

Michael D. Dunatov, an unmarried person

the following described 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.)

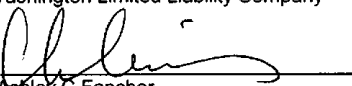
PTN OF LT 3 & 2 SP NO. 90-11, SE ¼ SW ¼ OF 13-34-3

Tax Parcel Number(s): P99254 / 340313-0-040-0500

Subject To: See Exhibit "B" Attached Hereto and Made a
Part Hereof

Dated: November 3, 2022

Soundview Investors, LLC
a Washington Limited Liability Company

BY: 

Ashley C Fancher
General Manager

BARGAIN AND SALE DEED
(continued)State of Washington
County of SkagitThis record was acknowledged before me on 11-4-2022 by Ashley C Fancher

as General Manager of Soundview Investors, LLC, a Washington Limited Liability Company.

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99254 / 340313-0-040-0500

LOT 3 OF SHORT PLAT NO. 90-11, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., APPROVED AUGUST 20, 1990 AND RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 259, UNDER AUDITOR'S FILE NO. 9008300001, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 3;
THENCE SOUTH 52°31'43" EAST 37.98 FEET ALONG THE NORTHEASTERLY LINE THEREOF TO THE WEST LINE OF LOT 1, SAID SHORT PLAT, SAID WEST LINE LYING PARALLEL WITH AND 30.00 FEET EASTERLY OF THE WEST LINE OF SAID LOT 3, AS MEASURED AT RIGHT ANGLES THERETO;
THENCE SOUTH 00°20'53" EAST 253.18 FEET ALONG SAID WEST LINE OF LOT 1 TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 52°31'43" WEST 37.98 FEET TO SAID WEST LINE OF LOT 3;
THENCE NORTH 00°20'53" WEST 253.18 FEET ALONG LAST SAID WEST LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 2 OF SHORT PLAT NO. 90-11, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., APPROVED AUGUST 20, 1990, AND RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 259, UNDER AUDITOR'S FILE NO. 9008300001, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2;
THENCE NORTH 52°31'43" WEST 37.38 FEET ALONG THE SOUTHWESTERLY LINE THEREOF TO A LINE LYING PARALLEL WITH AND 30.00 FEET WESTERLY OF THE EAST LINE OF SAID LOT 2, AS MEASURED AT RIGHT ANGLES THERETO;
THENCE NORTH 00°50'16" EAST 249.23 FEET ALONG SAID PARALLEL LINE TO THE NORTHEASTERLY LINE OF SAID LOT 2;
THENCE SOUTH 52°31'43" EAST 37.38 FEET ALONG SAID NORTHEASTERLY LINE TO SAID EAST LINE;
THENCE SOUTH 00°50'16" WEST 249.23 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

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 48-79:

Recording No: 7907100064

2. 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. 90-11:

Recording No: 9008300001

3. Agreement, and the terms and conditions thereof:

Executed by: Parker Outdoor and Skagit County
 Recording Date: July 14, 1994
 Recording No.: 9407140065
 Providing: Construction of an off premise advertising sign

4. Covenants, conditions and restrictions 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: August 8, 1994
 Recording No.: 9408080127

5. Title Notification, and the terms and conditions thereof:

Recording Date: October 22, 2012
 Recording No.: 201210220132

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

Recording Date: October 22, 2012
 Recording No.: 201210220133

7. Plat Lot of Record Certification, and the terms and conditions thereof:

Recording Date: October 24, 2012
 Recording No.: 201210240076

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

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

EXHIBIT "B"
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."

10. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
11. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$250,000.00
Dated: October 26, 2022
Trustor/Grantor: Soundview Investors, LLC, a Washington Limited Liability Company,
which acquired title as Soundview Investors, Inc.
Trustee: Guardian Northwest Title Company
Beneficiary: MUFG Union Bank, N.A.
Recording Date: November 2, 2022
Recording No.: 202211020021