

202303220007

03/22/2023 09:17 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
George S Newcomb
3813 West 5th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235887
Mar 22 2023
Amount Paid \$8309.00
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

CHICAGO TITLE
620053583

Escrow No.: 620053583

STATUTORY WARRANTY DEED

THE GRANTOR(S) Big Rock Group RE dba Big Rock Group, LLC

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to George S Newcomb, an unmarried person

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.)

Lots 6 & 7 and Ptn. Lots 5 & 8, Block 1310, Northern Pacific, Lot F, Survey 8705070030

Tax Parcel Number(s): P58345 / 3809-310-008-0002

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: March 17, 2023

Big Rock Group RE dba Big Rock Group, LLC

BY: *Mark Datskiy*
Mark Datskiy
Member

BY: *David Datskiy*
David Datskiy
Member

State of Washington
County of Skagit

This record was acknowledged before me on 3-17-2023 by Mark Datskiy and David Datskiy as Members of Big Rock Group LLC

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

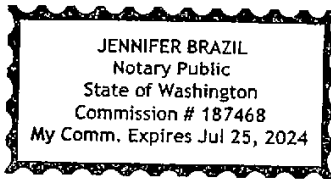


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P58345 / 3809-310-008-0002

The Westerly 75.55 feet of the Easterly 225.65 feet of Block 1310, as measured along the Northerly line of said Block 1310, "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington;

(Being Lots 6 and 7 a portion of Lots 5 and 8 of said Block 1310 and known as Parcel F of Survey recorded in Volume 7 of Surveys, page 56, under Auditor's File No. 8705070030, records of Skagit County, Washington)

Situated in Skagit County, 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 Survey:

Recording No: 8705070030

2. Assessments, if any, levied by Anacortes.
3. City, county or local improvement district assessments, if any.
4. 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.

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 February 20, 2023

between George S Newcomb ("Buyer")
Buyer Buyer

and Big Rock Group LLC ("Seller")
Seller Seller

concerning 3813 W 5th Street Anacortes WA 98221 (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.

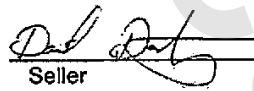
In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

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.

Authenticated
George S Newcomb 02/20/2023
Buyer Date

 02/20/2023
Seller Date

Buyer Date

 2/20/23
Seller Date