



202303310086

03/31/2023 02:39 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When recorded return to:

Pavel Vlasenko and Inna Vlasenko
7300 67th Street NE
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6001

MAR 31 2023

Amount Paid \$ 2405.00

Skagit Co. Treasurer

By Deputy

LT

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620053634

CHICAGO TITLE

620053634

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheyanne L. Pritchard, also appearing of record as Cheyanne L. Obray, 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 Pavel Vlasenko and Inna Vlasenko, a married couple and Mark Vlasenko, 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.)

LT C, LONG CARD NO. PL-01-0549, BEING PTN NW 1/4, SW 1/4 15-35-7E, W.M.

Tax Parcel Number(s): P121054 / 8050-000-003-0000, P105423 / 350715-3-007-0700

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 3.28.2023

X Cheyenne L. Pritchard
Cheyanne L. Pritchard

State of Washington

County of Skagit

This record was acknowledged before me on 3/28/2023 by Cheyanne L. Pritchard, also appearing of record as Cheyanne L. Obray.

Donna Lee Reed
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 10/1/2023

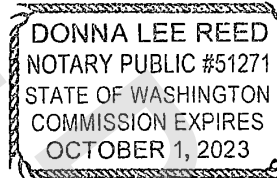


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121054 / 8050-000-003-0000 and P105423 / 350715-3-007-0700

LOT C, LONG CARD NO. PL-01-0549, APPROVED NOVEMBER 19, 2003, RECORDED NOVEMBER 24, 2003, AUDITOR'S FILE NUMBER 200311240100, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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 Massachusetts corporation
Purpose: Electric transmission and/or distribution
Recording Date: October 31, 1957
Recording No.: 557963
Affects: Portion of said premises
2. Agreement for Conditional Use Permit No. 34-76 and the terms and conditions thereof:

Executed by: John Byrd and Skagit County
Recording Date: May 13, 1982
Recording No.: 8205130017
3. Agreement for Special Use Permit No. SP-82-020 and the terms and conditions thereof:

Executed by: John Byrd and Skagit County
Recording Date: January 20, 1983
Recording No.: 8301200023
4. 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. PL00-0342:

Recording No: 200101170054
5. 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 Long Card No. PL-01-0549:

Recording No: 200311240100
6. Plat Lot of Record Certification and the terms and conditions thereof:

Recording Date: August 18, 2010
Recording No.: 201008180052

EXHIBIT "B"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."

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 16, 2023
between Pavel Vlasenko ("Buyer")
Buyer Buyer
and Cheyenne L Pritchard ("Seller")
Seller Seller
concerning 39247 Cape Horn Road Concrete WA 98237 (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.

Authentisign
Pavel Vlasenko 02/16/2023
Buyer Date

Authentisign
Cheyenne L Pritchard 02/21/23
Seller Date

Buyer Date

Seller Date