



202305120060

05/12/2023 03:07 PM Pages: 1 of 7 Fees: \$209.50
Skagit County Auditor

When recorded return to:
Gabriel Alexandru Gyori
21993 Grip Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 6475

MAY 12 2023

Amount Paid \$ 18,640-

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

CHICAGO TITLE
62054098

Escrow No.: 620054098

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Robert Wiggins, an unmarried person and Abbe Gene Rolnick, an unmarried person, each as separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Gabriel Alexandru Gyori, a single man and Antonina Evgeniivna Malyarenko, a single woman, as joint tenants with rights of survivorship

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.)

PTN W 1/2 SE 1/4 SE 1/4 OF 34-36-4


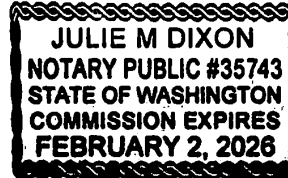
Tax Parcel Number(s): P50675 / 360434-4-005-0118, P50673 / 360434-4-005-0019

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 5/11/2023
James Robert Wiggins

Abbe Gene Rolnick

State of Washington
County of SnohomishThis record was acknowledged before me on 5/11/2023 by James, Robert Wiggins.
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 2/2/2026State of _____
County of _____

This record was acknowledged before me on _____ by Abbe Gene Rolnick.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

STATUTORY WARRANTY DEED
(continued)

Dated: 5/10/2023

James Robert Wiggins

Abbe Gene Rolnick
Abbe Gene Rolnick

State of _____
County of _____

This record was acknowledged before me on _____ by James Robert Wiggins.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

State of Washington
County of King

This record was acknowledged before me on May 10, 2023 by Abbe Gene Rolnick.

Roxanne Lee Kruger Monahan
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/05/2023

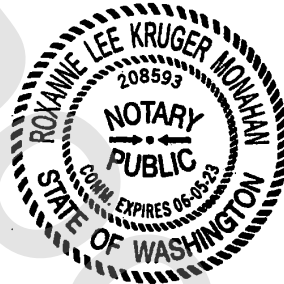


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P50675 / 360434-4-005-0118 and P50673 / 360434-4-005-0019

PARCEL A:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.,

EXCEPT FROM ABOVE DESCRIBED PREMISES ALL ROADS AND RIGHTS OF WAY THEREFORE.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 3, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 332 FEET WEST OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;
THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 30 FEET;
THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT, 313.94 FEET;
THENCE NORTH 55 DEGREES WEST TO THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY (ALSO BEING THE NORTH LINE OF GOVERNMENT LOT 1);
THENCE EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 TO THE POINT OF BEGINNING.
ALSO OVER AND ACROSS THE NORTH 30 FEET OF THE EAST 332 FEET OF SAID GOVERNMENT LOT 1, EXCEPT THE EAST 20 FEET THEREOF FOR COUNTY ROAD.

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 Survey:

Recording No: 8601310004

2. Skagit County Conditional Agreement Alternative Sewage System Installation and the terms and conditions thereof:

Recording Date: February 3, 1995

Recording No.: 9502030066

3. 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: 201101240124

4. 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."

EXHIBIT "B"

Exceptions
(continued)

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 04/24/23
between Gabriel Alexander Gyori ("Buyer")
Buyer
and Jim Wiggins Abbe Rolnick ("Seller")
Seller
concerning 21993 Grip Rd Sedro Woolley WA 98284 (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
Gabriel Alexander Gyori 04/24/23
Buyer Date

Authenticator
Jim Wiggins 02/28/2023
Seller Date

Authenticator
Abbe Rolnick 02/27/2023
Seller Date

Abbe Gene Rolnick 5/10/2023