

202305150046

05/15/2023 01:51 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Joseph Tyler Wynne
1715 Oyster Creek Lane
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236493

May 15 2023

Amount Paid \$5167.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620053963

Escrow No.: 245456530

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jacques Mouchnino, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Joseph Tyler Wynne, an unmarried person and Shannon Marie Byers, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P47719 / 360309-3-001-0009,

Subject to:

Exhibit "A"

STATUTORY WARRANTY DEED
(continued)

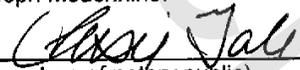
Dated: May 8, 2023

JACQUES MOUCHNINO by 

Jacques Mouchnino by Bryan Weimer (also known as Brian Weimer) his Attorney in Fact

State of WA
County of Whatcom

This record was acknowledged before me on May 9, 2023 by Bryan Weimer as Power of Attorney of Joseph Mouchnino.


(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 8/15/26

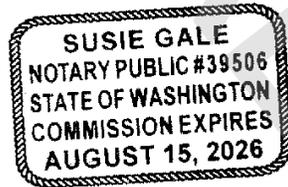


Exhibit "A"

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

Granted to: State Division of Forestry
 Purpose: forest protection road
 Recording Date: January 29, 1941
 Recording No.: 334572
 Affects: the exact width and location is disclosed of record

Relinquishment of easement rights was recorded under Recording No. 9607170110

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

Granted to: State Division of Forestry
 Purpose: forest protection
 Recording Date: January 29, 1941
 Recording No.: 334573
 Affects: as described in said instrument

3. 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: February 24, 1949
 Recording No.: 428251

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

Purpose: right-of-way for water pipe
 Recording Date: March 14, 1949
 Recording No.: 428915
 Affects: as described in said instrument

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

Granted to: Norman Dahlstedt and Patricia Dahlstedt, husband and wife, Rockpoint Oyster Co., Inc., and R. N. Steele
 Purpose: right of way
 Recording Date: October 2, 1984
 Recording No.: 8410020068
 Affects: as described in said instrument

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

Purpose: road maintenance
 Recording Date: November 7, 1985
 Recording No.: 8511070003
 Affects: as described in said instrument

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

Purpose: roadway
 Recording Date: June 19, 1985
 Recording No.: 8506190058
 Affects: as described in said instrument

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

Purpose: access and road management
Recording Date: March 26, 1999
Recording No.: 9903260061
Affects: the land herein and other land

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Utilities
Recording Date: March 26, 1999
Recording No.: 9903260062
Affects: Portion of said premises

10. 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.

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 March 08, 2023
between Douglas B Park and/or assigns ("Buyer")
Buyer Buyer
and Jacques Mouchnino ("Seller")
Seller Seller
concerning Oyster Creek Ln Bow WA 98232 (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.


Buyer 3/09/2023
Date

Jacques Mouchnino 04/04/23
Seller Date

Buyer Date

Seller Date