

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237652

Aug 14 2023

Amount Paid \$9544.20
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Ivan Ivanov
19675 Silver Creek Drive
Sedro-Woolley, WA 98284

GNW 23-18668

STATUTORY WARRANTY DEED

THE GRANTOR(S) Garret Cole and Geri Cole, a married couple, 520 Lakeside Drive, Sedro-Woolley, WA 98284

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Ivan Ivanov, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 5, Township 36 North, Range 4 East - Ptn. NE & Ptn. SE (Tract 22, Short Plat No. 108-76)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P48919

Dated: 8-8-23

Garret Cole
Garret Cole

Geri Cole
Geri Cole

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18668-KH

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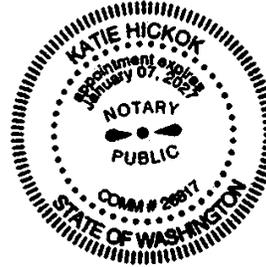
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of August, 2023 by Garret Cole and Geri Cole.

[Handwritten Signature]
Signature

Notary
Title

My commission expires: 1-7-27



Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 19675 Silver Creek Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P48919

Property Description:

Tract 22, SKAGIT COUNTY SHORT PLAT NO. 108-76, recorded in Volume 2 of Short Plats, pages 1 and 2, under Auditor's File No. 846420, records of Skagit County, Washington; being a portion of Sections 4 and 5, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT B

23-18668-KH

10. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:

From: Vista-Bella Investments, Inc., by Eddison G. N. Sinanan,
President
Recorded: January 14, 1977
Auditor's No.: 849293

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 108-76 (Div. 1) recorded June 29, 1976 as Auditor's File No. 838023.

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 108-76 (Div. 2) recorded November 23, 1976 as Auditor's File No. 846420.

13. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: February 8, 1978
Recording No.: 873457, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances Affects: Location as staked on roads in plats

14. RESERVATIONS AND CONDITIONS CONTAINED IN CONTRACT:

Executed By: Vista-Bella Investments, Inc.
Recorded: October 15, 1981
Auditor's No.: 8110150049

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded July 26, 2000 as Auditor's File No. 200007260101.

16. Encroachment Easement Agreement and the terms and conditions thereof:

Executed by: Michelle A. McCallum and Equity Trust 00., custodian FBO, Frank Cook IRA
Recording Date: November 25, 2015

17. Lot of Record Certification and the terms and conditions thereof:

Recording Date: June 21, 2019
Recording No.: 201906210082

18. Notice of On-Site Sewage System Maintenance Agreement and the terms and conditions thereof: Executed by: Frank Cook and Skagit County
Recording Date: July 31, 2019
Recording No.: 201907310030

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19. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: July 31, 2019

Recording No.: 201907310031

20. Regulatory notice/agreement regarding Notification of Drinking Water System Status that may include covenants, conditions and restrictions affecting the subject property, recorded on July 13, 2022 as Auditor's File No. 202207130060 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

21. Any tax, fee, assessments or charges as may be levied by Silver Creek Maintenance Company.