

When recorded return to:
Miranda McAndrews
17084 Sockeye Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20238081

Sep 15 2023

Amount Paid \$13282.20
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620054815

CHICAGO TITLE
620054815

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anatoliy Davidyuk and Larisa Davidyuk, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Miranda McAndrews, an unmarried person and Adam Bowler,
an unmarried person

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

LOT 87, "NOOKACHAMP HILLS PUD, PHASE IIA", AS PER PLAT RECORDED SEPTEMBER
15, 2003 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200309150157.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P120767 / 4821-000-087-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 14, 2023

[Signature]
Anatoliy Davidyuk

[Signature]
Larisa Davidyuk

State of Washington
County of Skagit

This record was acknowledged before me on 9-14-2023 by Anatoliy Davidyuk and Larisa Davidyuk.

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

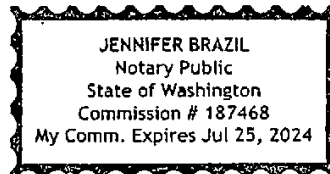


EXHIBIT "A"

Exceptions

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

In favor of:	Duncan McKay
Purpose:	Road Purposes
Recording Date:	July 5, 1910
Recording No:	80143
Affects:	A portion of the subject property
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Skagit Valley Telephone Company
Purpose:	Utilities
Recording Date:	September 21, 1967
Recording No:	704645
Affects:	Southeast Quarter of 25-34-04 and other property
3. Stipulation contained in Deed executed by Walking Circle M., Inc., to MV Association

Recording Date:	August 31, 1979
Recording No.:	7908310024
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Puget Sound Power and Light Company, a Washington corporation
Purpose:	Electric Transmission and/or Distribution Line, together with necessary appurtenances
Recording Date:	December 11, 1979
Recording No:	7912110003
Affects:	The North half of the Northeast Quarter of Section 36, Township 34 North, Range 4 East of the Willamette Meridian, lying East of the County Road
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	Present and Future Owners of the following described property:
Purpose:	Ingress, Egress, Drainage and Utilities
Recording Date:	December 10, 1982
Recording No:	8212100052
Affects:	Portions of Sections 13, 19, 24, 25, 30, 31 and 36 of Township 34 North,

EXHIBIT "A"

Exceptions
(continued)

Range 4 East of the Willamette Meridian

6. Matters relating to the possible formation of an association for the common areas of the Otter Pond and Association for horse arena and stable areas as disclosed by document recorded under recording number 8310310059, records of Skagit County, Washington.
7. Matters relating to annexing a portion of the subject property onto Skagit County Sewer District No. 2, as disclosed by documents recorded under recording number 8412050001 and under Recording no. 8411280007, records of Skagit County, Washington.
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation

Purpose: Utilities

Recording Date: September 13, 1990

Recording No: 9009130081

Affects: Strips of land 60' in width in the Southwest half of the Southeast Quarter of Section 25 and the North half of the Northeast Quarter of Section 36 Township 34 North, Range 4 East of the Willamette Meridian
9. Agreement, including the terms and conditions thereof, granted by instrument:

By: Nookachamp Hills L.L.C.

And Between: Skagit County Sewer District

Recording Date: November 18, 1997

Recording No.: 9711180087

Recording Date: November 29, 2000

Recording No.: 200011290046

Recording Date: August 15, 2002

Recording No.: 200208150099
10. Covenants, conditions, restrictions and easements 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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: November 2, 1998
Recording No.: 9811020155

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 31, 2008
Recording No.: 200812310104

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

 Imposed by: Nookachamp Hills PUD Homeowners Association
 Recording Date: November 2, 1998
 Recording No.: 9811020155
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

 In favor of: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: Underground Electric system, together with necessary appurtenances
 Recording Date: April 7, 2003
 Recording No: 200304070122
 Affects: All streets and road right-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

 In favor of: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: Underground Electric system, together with necessary appurtenances
 Recording Date: July 15, 2003
 Recording No: 200307150203
 Affects: A strip of land 10 feet in width across the lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way
14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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

EXHIBIT "A"**Exceptions
(continued)**

the extent that said covenant or restriction is permitted by applicable law, as set forth on Nookachamp Hills PUD Phase IIA:

Recording No: 200309150157

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

In favor of: Skagit County Sewer District No. 2
 Purpose: Sewer Main with necessary appurtenances
 Recording Date: February 12, 2004
 Recording No: 200402120195
 Affects: Various portion of said plat

16. Agreement, including the terms and conditions thereof, granted by instrument:

By: Dan Mitzel/Nookachamp Hills Phase 2A
 And Between: Skagit County Sewer District No. 2
 Recording Date: February 12, 2004
 Recording No.: 200402120196

17. Terms, conditions, restrictions and easements of that instrument entitled "Conveyance of Sewer Facility"

Recording Date: July 26, 2005
 Recording No.: 200507260203

18. Terms, conditions, restrictions and easements of that instrument entitled "Designation Re "Participating Builder for Nookachamp Hills Planned Unit Development""

Recording Date: September 15, 2015
 Recording No.: 201509150041

19. 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

EXHIBIT "A"Exceptions
(continued)

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."

20. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
21. 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 August 02, 2023
between Miranda McAndrews Adam Bowler ("Buyer")
Buyer Buyer
and Anatoliy Davidyuk Larisa Davidyuk ("Seller")
Seller Seller
concerning 17084 Sockeye Drive Mount Vernon WA 98274 (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.

Authenticate
Miranda McAndrews 08/02/2023
Buyer Date
Authenticate
Adam Bowler 08/02/2023
Buyer Date

Authenticate
Anatoliy Davidyuk 08/03/23
Seller Date
Authenticate
Larisa Davidyuk 08/03/23
Seller Date