

202310310020

10/31/2023 10:01 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Brayden Jacobson
309 N Laventure Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238603
Oct 31 2023
Amount Paid \$6565.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620055191

Escrow No.: 620055191

STATUTORY WARRANTY DEED

THE GRANTOR(S) Izbushka LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Brayden Jacobson, 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.)

PTN. SE NE, SEC. 20-34-4E, W.M.

Tax Parcel Number(s): P26806 / 340420-0-112-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 10/27/23

Izbushka LLC

BY: *Darren Franz*
Darren Franz
Member

State of Washington
County of Skagit

This record was acknowledged before me on 10-27-2023 by Darren Franz as
Member of Izbushka LLC.

Allison M Summers
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-25



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26806 / 340420-0-112-0007

THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4, SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD ALONG THE EAST LINE
OF SAID SUBDIVISION, 598 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION;

THENCE WEST 165 FEET;

THENCE SOUTH 66 FEET;

THENCE EAST 165 FEET TO THE WEST LINE OF AFORESAID COUNTY ROAD;

THENCE NORTH 66 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING EAST OF THE WEST LINE OF THAT CERTAIN 10
FOOT WIDE STRIP OF LAND CONVEYED TO THE CITY OF MOUNT VERNON BY DEED DATED
APRIL 18, 1991 AND RECORDED APRIL 30, 1991 UNDER AUDITOR'S FILE NO. 9104300031,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Agreement for water main and the terms and conditions thereof:

Executed by: LL. Davis and Anna Davis, husband and wife and John Kauble

Recording Date: March 31, 1915

Recording No.: 107227

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Mt Vernon.

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 October 2, 2023

between Brayden Jacobson ("Buyer")
Buyer Buyer

and Izbushka, LLC ("Seller")
Seller Seller

concerning 309 N Laventure Road Mount Vernon WA 98273 (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
Brayden Jacobson 10/02/23
Buyer Date

Authenticator
Dawn S. [Signature] 10/02/23
Seller Date

Buyer Date

Seller Date