

**When recorded return to:**  
Mark Baydak and Sierrah Baydak  
18776 West Big Lake Boulevard  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20249446  
Jan 30 2024  
Amount Paid \$8165.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620055538

**CHICAGO TITLE**

*620055538*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Shiloh M. Penland and Larry Penland, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Mark Baydak and Sierrah Baydak, a married couple

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 LTS 80-82, FIRST ADDN BIG LAKE WATER FRONT TRACTS

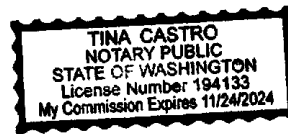
Tax Parcel Number(s): P115907 / 3863-000-082-0100, P134221 / 3863-000-080-0103

Subject to:

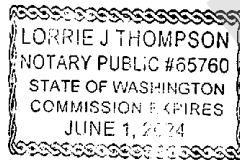
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)Dated: 1/25/2024Shiloh M Penland  
Shiloh M. PenlandLarry Penland  
Larry PenlandState of Washington  
County of BentonThis record was acknowledged before me on 01-25-2024 by Shiloh M. Penland.Tina Castro

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 11-24-2024State of Washington  
County of SkagitThis record was acknowledged before me on 1-26-2024 by Larry Penland.Lorrie J Thompson

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 6-1-2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P115907 / 3863-000-082-0100 and P134221 / 3863-000-080-0103**

**PARCEL A:**

THAT PORTION OF LOT 80, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF BIG WEST LAKE BOULEVARD AS CONVEYED FOR ROAD TO SKAGIT COUNTY BY DEED RECORDED MAY 26, 1947 UNDER RECORDING NO. 404822.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL B:**

THAT PORTION OF LOT 81, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF THAT PORTION CONVEYED FOR ROAD TO SKAGIT COUNTY BY DEED RECORDED MAY 26, 1947, UNDER RECORDING NO. 404826, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO, THAT PORTION OF LOT 82, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE COUNTY ROAD TO SKAGIT COUNTY BY DEED RECORDED MAY 26, 1947, UNDER RECORDING NO. 404826, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 82, WHICH IS SOUTH 45°55'36" EAST 78.98 FEET FROM THE NORTHWESTERLY CORNER THEREOF;

THENCE NORTH 17°35'04" EAST, A DISTANCE OF 56.26 FEET;

THENCE NORTH 33°02'57" EAST, A DISTANCE OF 73.92 FEET TO THE TERMINAL POINT OF THIS LINE DESCRIPTION, WHICH POINT IS ON THE WEST LINE OF SAID COUNTY ROAD AND 40.04 FEET FROM THE INTERSECTION OF THE WEST LINE OF SAID COUNTY ROAD WITH THE NORTHWESTERLY LINE OF SAID LOT 82;

TOGETHER WITH A 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH THAT PORTION OF LOTS 84 AND 85, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION ON THE WEST LINE OF THE 60 FOOT WIDE COUNTY ROAD AS CONVEYED BY DEED RECORDED UNDER RECORDING NO. 513940, RECORDS OF SKAGIT COUNTY, WASHINGTON, WITH THE NORTHWESTERLY LINE OF SAID LOT 85;

THENCE SOUTH 39°00'04" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 17.33 FEET TO THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION AND WHICH POINT IS ON A CURVE CONCAVE TO THE NORTH, THE RADIUS POINT OF WHICH BEARS NORTH 15°31'51" WEST, A DISTANCE OF 45.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°52'20", AND AN ARC DISTANCE OF 50.17 FEET;

THENCE NORTH 41°39'32" WEST, A DISTANCE OF 31.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 104.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°52'57", AND AN ARC DISTANCE OF 43.35 FEET TO THE LINE COMMON TO LOTS 83 AND 84 OF SAID PLAT, AND THE TERMINAL POINT OF THIS CENTERLINE DESCRIPTION.

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 the Plat of First Addition Big Lake Waterfront Tracts:

Recording No.: Volume 4 of Plats Page 15

2. Right granted by State of Washington to Day Lumber Co., a corporation to overflow the bed and shore of Big Lake by that certain order dated April 7, 1924; certified copy of which was recorded April 21, 1924, in Volume 133 of Deeds, page 12, under Recording No. 173578, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument(s):

Recording No.: 743804, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, granted by instrument(s):

Dated: August 15, 1980  
Recorded: August 29, 1980  
Recording No.: 8008290049, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Ingress, egress and pump station

Affects: Parcel B

5. Easement, including the terms and conditions thereof, granted by instrument(s):

Recorded: August 29, 1980  
Recording No.: 8008290050, records of Skagit County, Washington  
In favor of: William Mitchell Jr. and wife and David M. Smith and wife  
For: For side sewer easement and maintenance thereof

Affects: Parcel B

6. 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, a municipal corporation  
Purpose: Access  
Recording Date: February 10, 1984  
Recording No.: 8402100027  
Affects: Parcel A

7. Agreement, including the terms and conditions thereof; entered into;  
By: Wilfred Y. Fujimoto and Jean C. Fujimoto, husband and wife  
And Between: Michael V. Fohn and Maureen Fohn, husband and wife  
Recorded: May 10, 1996  
Recording No.: 9605100008  
and

Recorded: May 17, 1996  
Recording No.: 9605170107  
Providing: Joint use and maintenance agreement for driveway

Affects: Parcel B

**EXHIBIT "B"****Exceptions  
(continued)**

8. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: April 15, 1993  
 Recording No.: 9304150084, records of Skagit County, Washington  
 In favor of: Puget Sound Power & Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances
9. 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  
 Recorded: September 16, 1998  
 Recording No.: 9809160049  
 Recording No.: 9809160050, records of Skagit County, Washington  
 Executed By: Michael J. Spink and Michael V. Fohn  
 As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: September 16, 1998  
 Recording No.: 9809160051, records of Skagit County, Washington  
 In favor of: Adjacent lot owners  
 For: Ingress, egress and utilities
11. Terms, conditions, and restrictions of that instrument entitled Order on Variance Application VA-99-0665;  
 Recorded: March 8, 2000  
 Recording No.: 200003080093, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;  
 Recorded: June 17, 2005  
 Recording No.: 200506170026, records of Skagit County, Washington
13. Terms, conditions, and restrictions of that instrument entitled Joint Maintenance Provision of Easement Agreement;  
 Recorded: May 26, 2006  
 Recording No.: 200605260168, records of Skagit County, Washington
14. Disclosure on deed regarding Skagit County policy for unincorporated areas to protect and encourage agriculture and forestry operations;  
 Recording Date: April 27, 2007  
 Recording No.: 200704270113
15. Skagit County Right to Manage Natural Resources Lands Disclosure and the terms and conditions thereof;  
 Recording Date: June 30, 2017  
 Recording No.: 201706300124  
 Affects: Parcel B
16. 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

**EXHIBIT "B"**

**Exceptions  
(continued)**

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: 201904240068

17. Matters Disclosed in Statutory Warranty Deed recorded under Recording No. 201806060111, as Follows:

The above described property will be combined or aggregated with contiguous property to the south owned by the purchasers. This Boundary line adjustment is not for the purposes of creating and additional building lot.

Affects: Parcel A

18. 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.

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 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."

Affects: Parcel B

20. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
21. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
22. City, county or local improvement district assessments, if any.
23. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

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 January 5, 2024  
between Mark Baydak and Sierrah Baydak ("Buyer")  
and Shiloh Penland ("Seller")  
concerning 18776 W Big Lake Boulevard 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 14.36, 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.

Authentication  
Mark Baydak 01/05/24  
Buyer Date  
Authentication  
S Baydak 01/05/24  
Buyer Date

Shiloh M Penland 1/25/2024  
Authentication  
Shiloh Penland 01/03/24  
Seller Date  
Shiloh Penland 01/03/24  
Seller Date