

202404290013

04/29/2024 09:57 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Stsiapan Hrudzko and Ina Hrudzko

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240400

Apr 29 2024

Amount Paid \$4965.00
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

Escrow No.: 620055769

CHICAGO TITLE

Le 20055769

STATUTORY WARRANTY DEED

THE GRANTOR(S) Howard Leibrand and Marilyn Leibrand, a married couple

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

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

LOT 21, "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107", AS PER PLAT
RECORDED JUNE 10, 2009 AS AUDITOR'S FILE NO. 200906100089, AND AS PER "AFFIDAVIT
OF MINOR CORRECTION OF SURVEY" RECORDED AS AUDITOR'S FILE NO. 200908280052.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P130352 / 4986-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

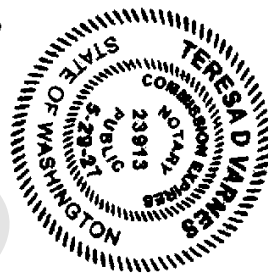
Dated: 4/25/2024Howard Leibrand
Howard LeibrandMarilyn Leibrand
Marilyn LeibrandState of WashingtonCounty of SKAGITThis record was acknowledged before me on 4-25-24 by Howard Leibrand
and Marilyn Leibrand.Teresa D Varner
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 5/29/27

EXHIBIT "A"

Exceptions

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

Granted to: Victor L. Benson, et ux, et al
Purpose: Ingress, egress and utilities
Recording Date: December 18, 1989
Recording No.: 8912180026
Recording No.: 8912180027
Affects: Roadways and other property

2. Road easements, including the terms and provisions thereof, if any, that survived the expiration of the "Timber Cutting Right Contract" attached to those certain deeds recorded December 18, 1989 as

Recording No.: 8912180016
Recording No.: 8912180020
Recording No.: 8912180094

3. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Pacific Nickel Company
Recording Date: February 21, 1949
Recording No.: 428325

NOTE: This exception does not include present ownership of the above mineral rights.

4. Reservation contained in deed:

Recording Date: December 18, 1989
Recording No.: 8912180020
Recording No.: 8912180094
Regarding: Road easements
Affects: Roadways and other property

5. Agreement and the terms and conditions thereof:

Recording Date: June 19, 1989
Recording No.: 8906190004
Regarding: Roadways and other property

Said document is vague as to which Scott Paper owned properties it applies to, nor did the Company find any specific documents amending it.

6. Title Notification that the subject property is property designated natural resource lands by Skagit County, and the terms and conditions thereof:

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

Recording Date: April 27, 2006
Recording No.: 200604270132

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 18, 2008
Recording No.: 200803180091
Affects: Roadway and 10 feet of all lots parallel with and adjacent to roadways

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SARATOGA PASSAGE VIEW C.A.R.D. PL-06-0107:
Recording No: 200906100089
Affidavit of minor correction of survey recorded under Recording No. 200908280052

9. Plat Lot of Record Certification

Recording Date: June 10, 2009
Recording No.: 200906100090

10. Memorandum of Understanding and the terms and conditions thereof:

Recording Date: June 10, 2009
Recording No.: 200906100091
Regarding: "Plan to improve Sandy & Johnson Creek"

11. 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

Recording Date: June 10, 2009
Recording No.: 200906100093

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

12. 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: Saratoga Passage View Homeowners Association
Recording Date: June 10, 2009
Recording No.: 200906100093

13. City, county or local improvement district assessments, if any.

14. 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."

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 4, 2024

between Stslapan Hrudzko Ina Hrudzko ("Buyer")
Buyer
and Howard Leibrand Marilyn Leibrand ("Seller")
Seller
concerning 0 Benson Ridge Lane 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.

Authenticator
Stephen Hrudzko 03/30/24

Buyer Date

Authenticator
Ina Hrudzko 03/30/24

Buyer Date

Authenticator
Howard Leibrand 04/02/24

Seller Date

Authenticator
Marilyn Leibrand 04/02/24

Seller Date