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08/21/2024 02:39 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Name: Lisa Jo Hogan and Michael Patrick Hogan
Address: 23369 Coots Cove Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241850

Aug 21 2024

Amount Paid \$23713.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

Escrow Number: 820587RT

Filed for Record at Request of: *Rainier Title, LLC*

ORDER# 212133-LT

RECORDED BY

RAINIER TITLE

STATUTORY WARRANTY DEED
ORDER#: 820587LT

THE GRANTOR(S), Alejandro M. Wolf-Yadlin and Dina A. Fomina Yadlin, a married couple for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Lisa Jo Hogan and Michael Patrick Hogan, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A, which is made a part hereof by this reference.

Subject to: See attached Exhibit B, which is made a part hereof by this reference.

Subject to: See attached Exhibit C, which is made a part hereof by this reference.

Abbreviated Legal: Ptn Tracts 36 & 37, Big Lake Water Fronts Tracts

Tax Parcel Number(s): 3862-000-037-0404/ P62018

Dated: August 14, 2024

LPB 10-05 (i-l)

This page is attached to and made a part of the Statutory Warranty Deed


Alejandro M. Wolf-Yadlin


Dina A. Fomina Yadlin

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on August 14th, 2024 by Alejandro M. Wolf-Yadlin and Dina A. Fomina Yadlin.


Name: Chris Hall

My Commission Expires: 9/29/2024

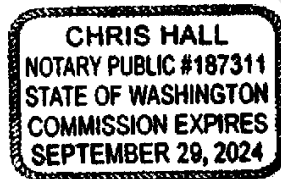


Exhibit A

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

All that portion of Tracts 36 and 37, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, more particularly described as follows:

Beginning at a point on the South line of the North 1/2 (in width) of said Tract 36, said point lying North 77°35' East a distance of 298.08 feet from the Southwest corner of said North 1/2 and said point being also that most Westerly corner of that certain tract of land conveyed to Gilbert Johnson and Hilda Johnson, husband and wife, by instrument recorded September 20, 1954, under Auditor's File No. 506686, records of Skagit County, Washington; thence North 42°23' East along the Northwesterly line of said Johnson Tract a distance of 84.68 feet to the shore of Big Lake; thence South 63°10' East along the shore of Big Lake a distance of 77.00 feet to a point on said South line of the North 1/2 of Tract 36, said point lying North 77°35' East a distance of 128.87 feet from the point of beginning, said point also lying North 77°35' East a distance of 426.95 feet from the Southwest corner of said North 1/2 of Tract 36, and said point being also the most Northerly corner of that certain tract of land conveyed to Melvin E. Anderson and Iris M. Anderson, husband and wife, by instrument recorded June 17, 1957, under Auditor's File No. 552620, records of Skagit County, Washington; thence South 52°44' West along the Northwesterly line of said Anderson Tract a distance of 131.00 feet to the Easterly line of that certain 40-foot strip of land conveyed to Skagit County for road purposes by deed dated May 10, 1920, and recorded October 5, 1920, under Auditor's File No. 145101, records of Skagit County, Washington; thence North 41°48'30" West along said Easterly line a distance of 5.90 feet to the South line of said Tract 36 and the Northeast corner of said Skagit County parcel; thence South 77°35' West along said South line of Tract 36 and along the North line of said Skagit County parcel a distance of 77.86 feet to a point which bears South 42°23' West from the point of beginning, said point being the Southeast corner of that certain tract of land conveyed to Evelyn Baxter, as her separate estate, by instrument recorded July 24, 1967, under Auditor's File No. 702272, records of Skagit County, Washington; thence North 42°23' East along the Southeasterly line of said Baxter Tract a distance of 86.59 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

End of Exhibit A

Exhibit B**Subject To:**

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Big Lake Water Front Tracts, Skagit County, Washington Recorded: February 10, 1913
Auditor's No.: 95061 (Volume 4 of Plats, page 12)

2. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Big Lake.
3. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
4. Right granted to Day Lumber Company to overflow the shores of Big Lake under order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's File No. 173578, records of Skagit County, Washington, to which record reference is made for full particulars.
5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: Grantee: Melvin E. Anderson and Iris M. Anderson
Purpose: Ingress and egress
Area Affected: An existing road extending through Tracts 37 and the South 1/2 of 36 from the new County road to said premises
Dated: June 11, 1957
Recorded: June 17, 1957 Auditor's File No.: 552620
The description contained therein is not sufficient to determine its exact location within the property herein described.
6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
Grantee: Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington Purpose: Ingress and egress to a pump station site
Dated: August 27, 1981
Recorded: September 8, 1981
Auditor's File No.: 8109080035
7. The effect of Variance Permit recorded on April 8, 1985, under Skagit County Auditor's File No. 8504080017
8. Any Questions that may arise due to shifting or change of the line of high water of Big Lake or due to Big Lake having shifted or changed its line of high water.
9. The right of use, control, or regulation by the United States of America in exercise of power over navigation.
10. Assessments, if any, due and owing Skagit County Sewer District No. 2.

End of Exhibit B

Exhibit C
attached hereto and therefore made apart hereof Statutory Warranty Deed

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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 01, 2024

between Michael P Hogan Lisa J Hogan ("Buyer")
Buyer Buyer

and Alejandro M. Wolf-Yadlin Dina A. Fomina Yadlin ("Seller")
Seller Seller

concerning 23369 Coots Cove 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
Michael P Hogan 07/01/2024
Buyer Date

Authenticator
Alejandro Wolf Yadlin 07/01/24
Seller Date

Authenticator
Lisa J Hogan 07/01/2024
Buyer Date

Authenticator
Dina Yadlin 07/01/24
Seller Date

END OF EXHIBIT C