

POOR ORIGINAL

When recorded return to:
Natalya Boyko
24406 Walker Valley Road
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241881
Aug 23 2024
Amount Paid \$2581.00
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

CHICAGO TITLE
620057038

Escrow No.: 620057038

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin Jesty and Heekyoung Cho, 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 Natalya Boyko, a married person as her separate estate and
Jacob Boyko, 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 W 1/2 SE 1/4 SW 1/4 SEC 31-34-5E, W.M.

Tax Parcel Number(s): P30559 / 340531-3-008-0707

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 8/20/24

[Signature]
Justin Jesty

[Signature]
Heekyoung Cho

State of Washington

County of Snohomish

This record was acknowledged before me on 8-20-24 by Justin Jesty and Heekyoung Cho.

[Signature]
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 1-9-26

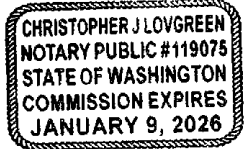


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30559 / 340531,3-008-0707

THE SOUTH 150 FEET OF THE NORTH 300 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EASTERLY LINE OF COUNTY ROAD 562.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Operation and Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: September 1, 1999
Recording No.: 199909010081

2. 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."

3. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024
Tax Account No.: P30559 / 340531-3-008-0707
Levy Code: 2315
Assessed Value-Land: \$136,000.00
Assessed Value-Improvements: \$19,600.00

General and Special Taxes:
Billed: \$1,586.86
Paid: \$793.46
Unpaid: \$793.40

5. 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 _____

between _____ ("Buyer")

and Justin Jesty Heekyoung Cho ("Seller")
Seller Seller

concerning 24406 Walker Valley Rd 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.

Viktar Patapovich 08/12/2024
Buyer Date

Justin Jesty 08/07/2024
Seller Date

Buyer Date

Heekyoung Cho 08/07/2024
Seller Date