

When recorded return to:
Mikalai Yermakovich and Tatyana Yermakovich
3127 Arbor Street
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242285
Sep 25 2024
Amount Paid \$2405.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620057215

CHICAGO TITLE
620057215

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wendy B. Brown, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Mikalai Yermakovich and Tatyana Yermakovich, 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 LT. 4, SP NO. 24-89, REC NO. 8906280013 AND PTN W 1/2 NW 1/4 E 1/2 NE 1/4 26-34-4

Tax Parcel Number(s): P27798 / 340425-0-008-0017

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9/24/24

Wendy B. Brown
Wendy B. Brown

State of WA

County of Skaagit

This record was acknowledged before me on 9.24.24 by Wendy B. Brown.

Kyle Beam
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 9-11-27

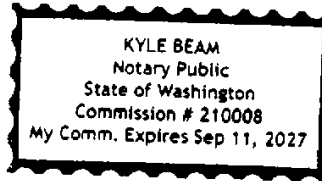


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27798 / 340425-0-008-0017

LOT 4, SKAGIT COUNTY SHORT PLAT NO. 24-89, AS APPROVED JUNE 16, 1989, RECORDED JUNE 28, 1989, IN VOLUME 8 OF SHORT PLATS, PAGES 137 AND 138, UNDER AUDITOR'S FILE NO. 8906280013, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SKAGIT ON JUNE 20, 1997, UNDER AUDITOR'S FILE NO. 9706200043, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Mound Fill System installation and the terms and conditions thereof:

Executed by: Skagit County and R. Pendergrass
Recording Date: October 28, 1988
Recording No.: 8810280025

2. 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: underground electric transmission and/or distribution line
Recording Date: June 16, 1987
Recording No.: 8706160046
Affects: as described in said instrument

3. 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 Short Plat 24-89:

Recording No: 8906280013

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

5. 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

EXHIBIT "B"
Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."