

**When recorded return to:**

Pavel Birman  
615 185th St SW  
Bothell, WA 98012

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Affidavit No. 20250449

Feb 19 2025

Amount Paid \$2405.00  
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

**CHICAGO TITLE**

620058228

Escrow No.: 620058228

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John R. Antonelli and Yenny Antonelli, 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 Pavel Birman, married as separate property

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.)

LT 7, BLK 2, LAKE CAVANAUGH SUBDIV. DIV. NO. 3

Tax Parcel Number(s): P66958 / 3939-002-007-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 2-18-25

[Signature]  
John Antonelli

[Signature]  
Yenny Antonelli

State of WA

County of KING

This record was acknowledged before me on 2/18/25 by John Antonelli and Yenny Antonelli.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 8/9/27



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P66958 / 3939-002-007-0009**

LOT 7, BLOCK 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3," AS PER PLAT RECORDED  
IN VOLUME 6 OF PLATS, PAGES 25 THROUGH 31, INCLUSIVE, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

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 Lake Cavanaugh Subdivision Division 3:

Recording No: 420716

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: State Division of Forestry  
Purpose: Road for forest protection  
Recording Date: October 17, 1938  
Recording No.: 306699

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: Bald Mountain Mill Company, a Corporation  
Recording Date: July 30, 1941  
Recording No.: 380724

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

4. Skagit County Planning & Development Services and the terms and conditions thereof:

Recording Date: January 18, 2007  
Recording No.: 200701180044

5. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: May 2, 2007  
Recording No.: 200705020093

Said document is re-recorded to correct Page 2 under Recording No. 200705100128

6. Skagit County Planning & Development Services Reasonable use Exception Determination and the terms and conditions thereof:

Recording Date: February 24, 2010  
Recording No.: 201002240041

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions,

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

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 Survey:

Recording No: 201109130023

8. Certificate of Non-Compliance, including the terms, covenants and provisions thereof

By: Skagit County Planning and Development Services  
Recording Date: December 4, 2015  
Recording No.: 201512040109

9. 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.

10. 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."

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