

**When recorded return to:**  
Viktor T Fenin and Svetlana Fenin  
1356 Pilchuk Dr  
Camano Island, WA 98282

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20251178  
Apr 21 2025  
Amount Paid \$965.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

CHICAGO TITLE  
620058867-4pgs

THE GRANTOR(S) Dennis Fenin and Veronica Serdyuk, 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 Viktor T Fenin and Svetlana Fenin, a married couple

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

LOT 217, CEDARGROVE ON THE SKAGIT, AS PER PLAT RECORDED IN VOLUME 9 OF  
PLATS, PAGE(S) 48 THROUGH 51, INCLUSIVE, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): 3877-000-217-0003 (P64300),

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: April 19, 2025

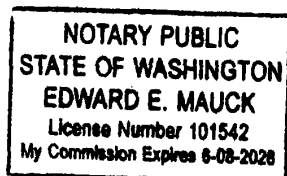
*Dennis Fenin*  
Dennis Fenin

*Veronica Serdyuk*  
Veronica Serdyuk

State of Washington

County of SkagitThis record was acknowledged before me on 04/19/2025 by Dennis Fenin and Veronica Serdyuk.

*[Signature]*  
(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 06/08/2028

**EXHIBIT "A"**

## Exceptions

1. 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: The Federal Land Bank of Spokane  
Recording Date: September 23, 1939  
Recording No.: 317248  
No determination has been made as to the current ownership or other matters affecting said reservations.
2. 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 Cedargrove on the Skagit.  
Recording No: 715090
3. Covenants, conditions and restrictions 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: April 14, 1994  
Recording No.: 9404140020  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: November 2, 1995  
Recording No.: 9511020058  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: February 12, 1997  
Recording No.: 9702120073
4. Liens and charges as set forth in the above mentioned declaration,  
Payable to: Cedargrove Maintenance Company
5. 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: December 11, 2007  
Recording No.: 200712110047  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: November 21, 2008  
Recording No.: 200811210102

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

- Modification(s) of said covenants, conditions and restrictions  
Recording Date: October 8, 2009  
Recording No.: 200910080108  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: October 7, 2011  
Recording No.: 201110070050  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: May 24, 2016  
Recording No.: 201605240048
6. Bylaws and the terms and conditions thereof  
Recording Date: September 11, 2006  
Recording No.: 200609110132  
Modification(s) of said By-Laws:  
Recording Date: April 4, 2011  
Recording No.: 201104040113  
Modification(s) of said By-Laws:  
Recording Date: October 7, 2011  
Recording No.: 201110070051  
Modification(s) of said By-Laws:  
Recording Date: October 3, 2013  
Recording No.: 201310030026
7. 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."
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.