

When recorded return to:

Galina Peshko
Anatoly LLC
1500 E College Way PMB 533
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251651

May 30 2025

Amount Paid \$4010.00
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

620058294

Escrow No.: 620058294

STATUTORY WARRANTY DEED

THE GRANTOR(S) Yarcho Partners LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Anatoly LLC, a Washington limited liability company

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.)

Lot 4, Short Plat No. PL-03-0809, 200603130157, in SW 23-34-4E, W.M.

Tax Parcel Number(s): P27685 / 340423-3-012-0215

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 05/28/25

Yarcho Partners LLC

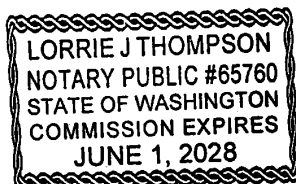
BY: Trudi Davis
Trudi Davis
ManagerState of WashingtonCounty of SnohomishThis record was acknowledged before me on May 28, 2025 by Trudi Davis as
Manager of Yarcho Partners LLC.Lorrie J Thompson
(Signature of notary public)Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27685 / 340423-3-012-0215

Lot 4, Skagit County Short Plat No. PL-03-0809, approved March 10, 2006 and recorded March 13, 2006 under Skagit County Auditor's File No. 200603130157, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M.

EXCEPT that portion thereof described as follows:

That portion of Tract 1 of Revised Skagit County Short Plat No. 79-79, approved June 5, 1981 and recorded June 8, 1981 as Auditor's File No. 8106080006 in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Tract 1; thence North 88° 42' 30" West a distance of 127.98 feet along the South line of said Tract 1; thence North 16° 01' 42" East a distance of 527.98 feet to the East line of Tract 1; thence South 1° 59' 42" West a distance of 510.64 feet to the POINT OF BEGINNING.

AND ALSO EXCEPT that portion of Lot 4, Skagit County Short Plat No. PL-03-0809, approved March 10, 2006 and recorded March 13, 2006 under Skagit County Auditor's File No. 200603130157, also being a portion of Tract 1, Skagit County Short Plat No. 79-79 Revised, approved June 5, 1981 and recorded June 8, 1981 under Skagit County Auditor's File No. 8106080006, being in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M. and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 4, Skagit County Short Plat No. PL-03-0809 (also being the Southeast corner of said Tract 1, Skagit County Short Plat No. 79-79 Revised); thence North 88° 42' 30" West along the South line of said Lot 4 for a distance of 127.98 feet to the Southwest corner of that certain parcel conveyed to David M. Farrow and Christine B. Kitch, by Quit Claim Deed recorded under Skagit County Auditor's File No. 200906230059 and being the TRUE POINT OF BEGINNING; thence continue North 88° 42' 30" West along said South line for a distance of 203.36 feet, more or less, to a Southwest corner of said Lot 4 Skagit County Short Plat No. PL-03-0809 also being the Southeast corner of Tract 3, said Skagit County Short Plat No. 79-79 Revised; thence North 1° 55' 25" East along the East line of said Tract 3, Skagit County Short Plat No. 79-79 Revised, also being a common line with said Lot 4 Skagit County Short Plat No. PL-03-0809, for a distance of 660.67 feet, more or less, to the Northeast corner of said Tract 3, Skagit County Short Plat No. 79-79 Revised; thence continue North 1° 55' 25" East for a distance of 646.50 feet, more or less, to the North line of said Lot 4, Skagit County Short Plat No. PL-03-0809 (also being the North line of said Tract 1, Skagit County Short Plat No. 79-79 Revised); thence South 88° 15' 25" East along said North line for a distance of 332.95 feet, more or less, to the Northeast corner of said Lot 4, Skagit County Short Plat No. PL-03-0809, also being the Northeast corner of said Tract 1, Skagit County Short Plat No. 79-79 Revised; thence South 1° 59' 42" West along the East line of said Lot 4, Skagit County Short Plat No. PL-03-089, also being the East line of said Tract 1, Skagit County Short Plat No. 79-79 Revised for a distance of 794.15 feet, more or less, to the Northerly most corner of said Farrow/Kitch parcel recorded under Skagit County Auditor's File No. 200906230059 at a point bearing North 16° 01' 42" East from the TRUE POINT OF BEGINNING; thence South 16° 01' 42" West along the Northwesterly line of said Farrow/Kitch parcel for a distance of 527.74 feet (called 527.95 feet on said deed), more or less, to the TRUE POINT OF BEGINNING.

EXHIBIT "A"
Legal Description
(continued)

TOGETHER WITH a 30.00 foot wide easement for ingress, egress and utilities reserved by the grantor for the benefit of the remainder portion of Lot 4, Skagit County Short Plat No. PL-03-089 described as follows:

BEGINNING at the Southeast corner of Tract 3, Skagit County Short Plat No. 79-79 Revised, approved June 5, 1981 and recorded June 8, 1981 under Skagit County Auditor's File No. 8106080006; thence North 1° 55' 25" East along the East line of said Tract 3, Skagit County Short Plat No. 79-79 Revised, also being a common line with Lot 4 of Skagit County Short Plat No. PL-03-089, approved March 10, 2006 and recorded March 13, 2006 under Skagit County Auditor's File No. 200603130157 for a distance of 660.67 feet, more or less, to the Northeast corner of said Tract 3, Skagit County Short Plat No. 79-79 Revised; thence continue North 1° 55' 25" East for a distance of 60.00 feet; thence South 88° 04' 35" East for a distance of 30.00 feet; thence South 1° 55' 25" West for a distance of 720.34 feet, more or less, to the South line of said Lot 4, Skagit County Short Plat No. PL-03-089 at a point bearing South 88° 42' 30" East from the POINT OF BEGINNING; thence North 88° 42' 30" West along said South line for a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Reserved by: Atlas Lumber Co. etal.
Purpose: see document
Recording Date: August 30, 1927
Recording No.: Volume 144 page 195
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Richard X. Maguire, M.D. and Barbara Maguire, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: August 11, 1969
Recording No.: 729788
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 79-79:

Recording No: 7909130017
Revision Recording No. 8106080006
4. 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: August 25, 1986
Recording No.: 8608250098
5. 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 Survey:

Recording No: 8601210021

EXHIBIT "B"Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: William A. Yarcho and Vicky Ann Yarcho, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: November 13, 1987
Recording No.: 8711130045
7. Road maintenance agreement, including the terms, covenants and provisions thereof
- Recording Date: January 22, 1992
Recording No.: 9201220064
8. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
- Recording Date: August 31, 2001
Recording No.: 200108310121
9. 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 Survey:
- Recording No: 200603130157
10. Lot certificate, including the terms, covenants and provisions thereof
- Recording Date: March 13, 2006
Recording No.: 200603130158
11. Lot Certificate, including the terms, covenants and provisions thereof
- Recording Date: March 13, 2006
Recording No.: 200603130159
12. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
- Recording Date: June 23, 2009
Recording No.: 200906230059
13. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

EXHIBIT "B"Exceptions
(continued)

Recording Date: March 20, 2019
Recording No.: 201903200030

14. 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 Survey:

Recording No: 201903250032

15. 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 Survey:

Recording No: 202304210073

16. 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."

17. The Land has been classified as Forest Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for

EXHIBIT "B"Exceptions
(continued)

present and past years. Notice of Application was recorded as set forth below:

Recording No.: 200204260110

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

18. City, county or local improvement district assessments, if any.
19. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.