

When recorded return to:

Dmitriy Tonyuk
10540 Peter Anderson Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251831

Jun 13 2025

Amount Paid \$4805.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245471083

Chicago Title
620058915

STATUTORY WARRANTY DEED

THE GRANTOR(S) Luke Zered Swedelius, Personal Representative of the Estate of Eric Swedelius, deceased, (Skagit County Probate #23-4-00216-29)

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys and warrants to Dmitriy Tonyuk, an unmarried man

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. 1, SP NO. 97-0068, Rec NO. 200307180022 and PTN S 1/2 SE 1/4 SEC 13-36-3E, W. M.

Tax Parcel Number(s): P47877 / 360313-4-009-0102

STATUTORY WARRANTY DEED

(continued)

Dated: 6-2-25

Estate of Eric Swedelius, deceased, (Skagit County Probate #23-4-00216-29)

BY: Luke Swedelius
Luke Swedelius
Personal RepresentativeState of WashingtonCounty of WhatcomThis record was acknowledged before me on 6-2-25 by Luke Swedelius as
Personal Representative of Estate of Eric Swedelius, deceased, (Skagit County Probate
#23-4-00216-29).Allyson Logan
(Signature of notary public)
Notary Public in and for the State of Washington.
My appointment expires: 10-9-26

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P47877 / 360313-4-009-0102

LOT 1, SHORT PLAT NO. 97-0068, RECORDED UNDER AUDITOR'S FILE NO. 200307180022, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING A PORTION OF THE SOUTH 20 ACRES OF THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 3 EAST. W. M., LYING EAST OF THE CCC ROAD, AS MEASURED BY A LINE DRAWN PARALLEL TO THE SOUTH LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

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 No.: 200307180021

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 NO. 97-0068:

Recording No.: 200307180022

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.



Right to Manage Natural Resource Lands Disclosure

Skagit County's policy is to enhance and encourage Natural Resource Land management by providing County residents notification of the County's recognition and support of the right to manage Natural Resource Lands, e.g., farm and forest lands.

Skagit County Code 14.38.030(2) requires, in specified circumstances, recording of the following disclosure in conjunction with the deed conveying the real property:

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.

Washington State Law at RCW 7.48.305 also establishes that:

...agricultural activities conducted on farmland and forest practices, if consistent with good agricultural and forest practices and established prior to surrounding nonagricultural and nonforestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity or practice has a substantial adverse effect on public health and safety. ...An agricultural activity that is in conformity with such laws and rules shall not be restricted as to the hours of the day or day or days of the week during which it may be conducted.