

When recorded return to:

Andrii Karunos and Natalya Karunos
1805 Cedar Springs Ln
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252141

Jul 09 2025

Amount Paid \$10434.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

32650 State Route 20, Ste. E 202
Oak Harbor, WA 98277

Title No.: 620059014

Escrow No.: 245471417

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anita L. Dale, Trustee of The Anita L. Dale Living Trust dated October 11th, 1995

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 Andrii Karunos and Natalya Karunos, husband and wife

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 3, CEDAR SPRINGS PUD, PHASE 4

Tax Parcel Number(s): P117545, 4768-000-003-0000

Subject to:

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

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."

STATUTORY WARRANTY DEED
(continued)Dated: July 7, 2025

The Anita L. Dale Living Trust

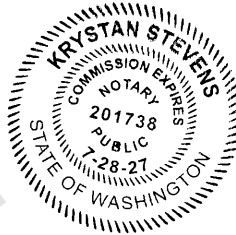
BY: Anita L. Dale
Anita L. Dale, TrusteeState of WACounty of SkagitThis record was acknowledged before me on July 7, 2025 by Anita L. Dale as
Trustee of The Anita L. Dale Living Trust.[Signature]
(Signature of Notary public)Notary Public in and for the State of WAMy appointment expires: 07-28-2027

EXHIBIT "A"
Legal Description

LOT 3, "CEDAR SPRINGS PUD, PHASE 4," AS PER PLAT RECORDED ON DECEMBER 27, 2001
UNDER AUDITOR'S FILE NO. 200112270133, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 set forth in a document:

Purpose: Travel, ingress and egress and installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits

Recording Date: December 5, 1960

Recording No.: 601611

Affects: North 20 feet of Parcel B

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

Purpose: A non-exclusive easement

Recording Date: August 25, 1964

Recording No.: 655058

Affects: North 20 feet of the East 120 feet of Parcel B

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

In favor of: Raymond G. Jones and Margaret I. Jones, husband and wife

Purpose: Drainage purposes

Recording Date: July 10, 1972

Recording No.: 770845

Affects: Portion of said premises

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

In favor of: Raymond G. Jones and Margaret I. Jones, husband and wife

Purpose: Drainage purposes

Recording Date: April 16, 1973

Recording No.: 783548

Affects: Portion of said premises

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

In favor of: Michael E. Crompton

Purpose: The use of one-half of the water available in well on the herein described property together with the right to install, maintain and replace water lines and pumps

Recording Date: September 20, 1978

Recording No.: 887877

Affects: Portion of said premises

NOTE: Additional matters with respect to said easement included in instrument recorded July 28, 1998, under Recording No. 9807280074.

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

In favor of: Karen L. Thompson

Purpose: Ingress and egress, installation, maintenance, operation and replacement of utility lines, pipes, poles and conduits

Recording Date: October 10, 1991

Recording No.: 9110100027

Affects: Portion of said premises

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey, Recording Date: December 29, 1995

Recording No.: 9512290127

Matters shown: Encroaching shed eaves along the North line property

8. Boundary Line Agreement Deed and Agreement and the terms and conditions thereof:

Recording Date: July 28, 1998

Recording No.: 9807280074

EXHIBIT "B"

Exceptions

9. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:

Purpose of Easement: cost of maintaining, installing and replacing water lines and pumps over adjacent property Recording No.: 9807280074

10. 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: November 8, 2000

Recording No.: 200011080126

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 24, 2006, February 25, 2008 and June 4, 2010

Recording No.: 200610240160

Recording No.: 200802250094

Recording No.: 201006040030

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Cedar Springs Homeowners Association

Recording Date: November 8, 2000

Recording No.: 200011080126

12. Bylaws for Cedar Springs Homeowners Association and the terms and conditions thereof:

Recording Date: November 8, 2000

Recording No.: 200011080127

13. 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 Cedar Springs PUD:

Recording No: 200112270133

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

15. Assessments, if any, levied by Cedar Springs Homeowners Association.

16. Assessments, if any, levied by Anacortes.

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