

When recorded return to:

Diana Kolomiyets
17474 Goldenview Ave
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252238

Jul 17 2025

Amount Paid \$4805.00
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

Escrow No.: 620059164

CHICAGO TITLE
620059164

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janice M. Radosevich, a married woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Diana Kolomiyets, an unmarried person

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

LOT 4, BLOCK 1, WAGNER'S HOPE ISLAND ADDITION, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 6 OF PLATS, PAGE 12, 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): P70208 / 4036-001-004-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 10 2025

Janice M Radosevich
Janice M. Radosevich

State of Washington
County of Skagit

This record was acknowledged before me on July 10, 2025 by Janice M. Radosevich.

Jana K Quind
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2027

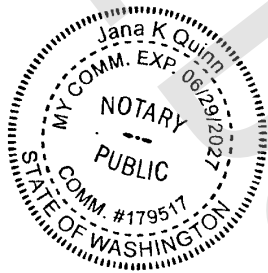


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Exceptions and reservations as contained in instrument;

Recorded: January 13, 1931
Auditor's No.: 240219, records of Skagit County, Washington
Executed By: Dan Sam (Sughhadim) and Amelia Sam, his wife, of Swinomish Indian Reservations, noncompetent Swinomish Indians
As Follows: There is also reserved a right-of-way for canals and ditches constructed or to be constructed under authority of the United States

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Wagner's Hope Island Addition, recorded in Volume 6 of Plats, Page 12:

Recording No: 408622

4. The Terms, Conditions and Reservations as disclosed in "Resolution No. 94-11-94":

Recording Date: February 27, 1997
Recording No.: 9702270062

and

Recording Date: August 7, 1997
Recording No.: 9708070025

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 1, 2017
Recording No.: 201702010009
Matters shown: Shed encroaches Easterly property line

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not

EXHIBIT "A"

Exceptions
(continued)

include interest and penalties):

Year:	2025
Tax Account Number:	P70208 / 4036-001-004-0004
Levy Code:	1580
Assessed Value-Land:	\$217,700.00
Assessed Value-Improvements:	\$0.00

General and Special Taxes: Billed:\$2,043.77

Paid: \$1,021.91

Unpaid:\$1,021.86

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

8. 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."