

When recorded return to:
Daniel Kislyanka
2004 Tundra Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20260802
Mar 23 2026
Amount Paid \$3845.00
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.: 620061019

CHICAGO TITLE

620061019

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel A Cimoch as the Personal Representative of the Estate of Charles Cimoch and Jane Cimoch, also known as Catherine J. Cimoch, both deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Daniel Kislyanka, 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.)

PTN LTS 2 TO 7, BLK 8, PLAT OF PARK ADDN TO CLEAR LAKE

Tax Parcel Number(s): P75046 / 4143-008-007-0006

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: February 06, 2026

The Estate of Charles Cimoch and Jane Cimoch, also known as Catherine J. Cimoch, both deceased

BY: Daniel A Cimoch
Daniel A Cimoch
Personal Representative

State of Washington
County of Skagit

This record was acknowledged before me on February 06 2026 by Daniel A Cimoch as Personal Representative of The Heirs and Devisees of Charles Cimoch and Jane Cimoch, also known as Catherine J. Cimoch, both deceased.

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

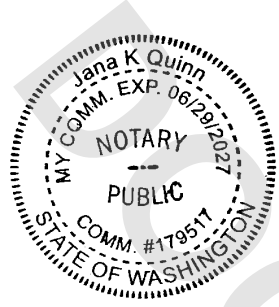


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75046 / 4143-008-007-0006

THAT PORTION OF THE "PLAT OF PARK ADDITION TO CLEAR LAKE, WASHINGTON",
RECORDED IN VOLUME 4 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY,
WASHINGTON, AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

LOTS 2 AND 7, EXCEPT THE WEST 42 FEET THEREOF, AND LOTS 3 AND 6, EXCEPT THE EAST
41 FEET THEREOF, ALL IN BLOCK 8 OF SAID PLAT.

TOGETHER WITH THE VACATED SOUTH HALF OF DAY STREET ABUTTING THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. 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 Park Addition to Clear Lake, recorded in Volume 4 of Plats, Page 39:

Recording No: 186351

2. Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording No.: 200103050020

3. 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."

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

