

When recorded return to:
Jon Pestrikoff and Patricia Pestrikoff
12370 North Mill Street
Clearlake, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2269

JUN 12 2019

Amount Paid \$ 5,523.⁰⁰
Skagit Co. Treasurer
By *nem* Deputy



201906120052

06/12/2019 01:40 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038407

CHICAGO TITLE
620038407

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Lee Baker, who also appears of record as Gary L Baker, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jon Pestrikoff and Patricia Pestrikoff, a married couple

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

Lot 9 and the South 5 feet of Lot 2, Block 3, "NORTH PARK ADDITION TO CLEAR LAKE, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 16, 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): P74971 / 4142-003-009-0014,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 10, 2019

Gary Lee Baker
Gary Lee Baker

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gary Lee Baker is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 11, 2019

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Washington
My appointment expires: 03-01-2020

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY --> PUBLIC
My Commission Expires 03-01-2020

EXHIBIT "A"
Exceptions

1. 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 Date: August 14, 2000
Recording No.: 200008140109

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 7, 2019
between Patricia Pestrikoff Jon Pestrikoff ("Buyer")
Buyer Buyer
and Gary L Baker ("Seller")
Seller Seller
concerning 12370 N Mill St Clear Lake WA 98235 (the "Property")
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Jon Pestrikoff 5/7/19
Buyer Date
Patricia Pestrikoff 5/7/19
Buyer Date

Gary L Baker 6/11/19
Gary L Baker 5/8/2019
Seller Date

Seller Date