

When recorded return to:
Dusan Friga and Kyra Rose Friga
18382 State Route 9
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2609
Jul 14 2020
Amount Paid \$8895.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042228

CHICAGO TITLE
620042228

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maksim Chirva, a married man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Dusan Friga and Kyra Rose Friga, 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.)

Lot(s): Ptn. 3 and 4, Block: 6, Reserve to Montborne

Tax Parcel Number(s): P99313 / 4136-006-004-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 7, 2020

M. Chirva
Maksim Chirva
N Chirva
Natalya Chirva

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Maksim Chirva and Natalya Chirvaa are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 10, 2020

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Orlinton
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P99313 / 4136-006-004-0002

LOTS 3 AND 4, BLOCK 6, "RESERVE ADDITION TO MONTBORNE", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID PROPERTY LYING SOUTHWESTERLY OF A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT-OF-WAY AS LOCATED, STAKED OUT AND CONSTRUCTED ON JUNE 20, 1913.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Lot Certification including the terms, covenants and provisions thereof
Recording Date: February 28, 2019
Recording No.: 201902280075
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. It appears that improvements are located on the Land but are not presently assessed. Supplemental taxes may appear on future tax rolls.
4. 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 June 02, 2020
between Dusan Friga ("Buyer")
Buyer Buyer
and Maksim Chirva ("Seller")
Seller Seller
concerning 18382 State Route 9 Mount Vernon WA 98274 (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.

Authenticate
Dusan Friga 06/04/2020
AM/2020 2:20:01 PM PDT
Buyer Date

Authenticate
Maksim Chirva 06/03/2020
SELLER 11:02:58 AM PDT Date

Buyer Date

M. Chirva 7/10/2020
Seller Date