

When recorded return to:
Viktor Dudik and Nadezhda Dudik
2625 Briarwood Circle
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2612
Jun 09 2021
Amount Paid \$5605.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047632

CHICAGO TITLE
620047632

STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen Friez and Shamayim Friez, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valubale consideration in hand paid, conveys, and warrants to Viktor Dudik and Nadezhda Dudik, a married couple and Ganna Dudik, a married woman as her sole and separate property

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

LOT 21, ROSEWOOD P. U. D., PHASE 1., ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 14, 2000, UNDER AUDITOR'S FILE NO. 200002140086, 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): P116467 / 4745-000-021-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 6-4-2021

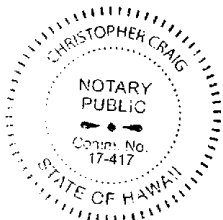
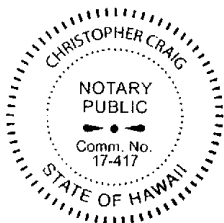
[Signature]
Stephen Friez
[Signature]
Shamayim Friez

State of ~~WASHINGTON~~ ^{or} Hawaii
County of ~~SKAGIT~~ ^{or} Honolulu

I certify that I know or have satisfactory evidence that Stephen Friez and Shamayim Friez 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: 6/4/2021

[Signature]
Name: Christopher Craig
Notary Public in and for the State of Hawaii
Residing at: Honolulu
My appointment expires: 10/8/2021



Doc Date: 6-4-2021 # Pages: 4
Notary Name: Christopher Craig / Circuit
Doc. Description: Statutory Warranty deed (Stamp or Seal)
[Signature] 6-4-2021
Notary Signature Date

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Rosewood P.U.D. Phase 1:

Recording No: 200002140086

2. 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: May 29, 2002
Recording No.: 200205290098

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 22, 2006
Recording No.: 200602220048

3. 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: Rosewood Homeowners Association
Recording Date: May 29, 2002
Recording No.: 200205290098

4. Agreement and the terms and conditions thereof:

Executed by: Self Help Housing and City of Mount Vernon
Recording Date: February 14, 2000
Recording No.: 200002140087

5. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Puget Mill Company, a corporation
Recording Date: December 18, 1926
Recording No.: Volume 142, Page 146

EXHIBIT "A"
Exceptions
(continued)

6. 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."

7. Assessments, if any, levied by Mt Vernon.
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.