

When recorded return to:
Jeffrey Dowhaniuk and Gabriela Dowhaniuk
18961 West Big Lake Boulevard
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-3718
Aug 12 2021
Amount Paid \$19575.00
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.: 620046807

CHICAGO TITLE
620046807

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dennis Brown, also appearing of record as Dennis M. Brown, 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 Jeffrey Dowhaniuk and Gabriela Dowhaniuk, a married couple

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.)

LT 98, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY WASHINGTON EXC W 60 FT FOR ROAD


Tax Parcel Number(s): P62118 / 3863-000-098-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 4, 2021



Dennis M. Brown




Theresa Brown

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Dennis M. Brown and Theresa Brown
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 11 2021



Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

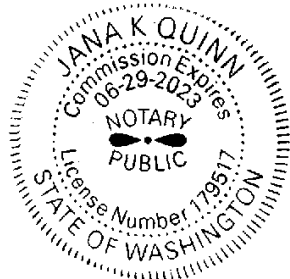


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62118 / 3863-000-098-0003

LOT 98, FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY WASHINGTON,
AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY,
WASHINGTON;

EXCEPT THE WESTERLY 60 FEET THEREOF FOR ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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 First Addition Big Lake Water Front Tracts, Skagit County Washington, recorded in Volume 4 of Plats, Page 15:

Recording No: 104858, records of Skagit County, Washington
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Side Sewer
Recording Date: July 14, 1987
Recording No.: 8707140020, records of Skagit County, Washington
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Skagit County Sewer District No. 2
Purpose: Access
Recording Date: July 14, 1987
Recording No.: 8707140021, records of Skagit County, Washington
4. Easement for driveway purposes for the benefit of Lot 99, as disclosed by our inspection of the premises.
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
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

EXHIBIT "B"Exceptions
(continued)

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 Skagit County Sewer District No. 2.
8. City, county or local improvement district assessments, if any.