

When recorded return to:
Jennifer M. Longhini and James A. Longhini
1506 Bonnie Place
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050978

CHICAGO TITLE
620050978

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mikhail Novichenko and Inna Novichenko, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jennifer M. Longhini and James A. Longhini, 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 14, "PLAT OF BLACKBURN RIDGE"

Tax Parcel Number(s): P113163 \ 4708-000-014-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221216

Mar 29 2022

Amount Paid \$9340.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 18, 2022

Mikhail Novichenko
Mikhail Novichenko

Inna Novichenko
Inna Novichenko

State of Washington
County of Skagit

This record was acknowledged before me on 03/23/2022 by
Mikhail Novichenko and Inna Novichenko

Janak Quinn
(Signature of notary public)

Notary Public in and for the State of Washington
Residing at: Arlington
My commission expires: 06/29/2023

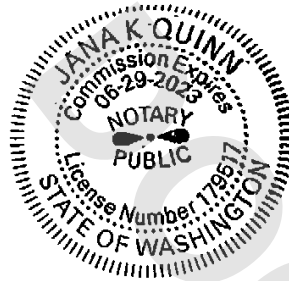


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P113163 \ 4708-000-014-0000

LOT 14, "PLAT OF BLACKBURN RIDGE", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS,
PAGES 206 THROUGH 208, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 20, 1975
Auditor's No.: 826431, records of Skagit County, Washington
Affects: The West 20 feet of the East 120 feet of the North 600 feet of said plat
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 15, 1977
Auditor's No.: 868658, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline within said plat
3. Agreement, including the terms and conditions thereof;
By: Mount Vernon City Engineer
And Between: Keith and Regina Ash
Recorded: June 1, 1981
Auditor's No.: 8106010035, records of Skagit County, Washington
4. Standard Participation Contract, including the terms and conditions thereof;
Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No.: 8109230024, records of Skagit County, Washington
Providing: Right to connect subject property to city sewer
5. Terms and conditions of that City of Mount Vernon Ordinance:
Recorded: September 30, 1993
Auditor's No.: 9309300144, records of Skagit County, Washington
Ordinance No.: 2557
6. 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

EXHIBIT "B"Exceptions
(continued)

Recording Date: January 29, 1998
Recording No.: 9801290061

7. 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: March 10, 1998
Recording No.: 9803100092

8. 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 Plat of Blackburn Ridge:

Recording No: 9801300134

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

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 02/27/2022
between Jennifer M Longhini and James A Longhini ("Buyer")
Buyer Buyer
and Mikhail Novichenko and Inna Novichenko ("Seller")
Seller Seller
concerning 1506 Bonnie Pl 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.

DocuSigned by:
Jennifer Longhini 2/27/2022
361D7A173A934D3...
Buyer Date

Mikhail Novichenko 02-28-22
Seller Date

DocuSigned by:
James Longhini 2/27/2022
488F0FE2F40E1483...
Buyer Date

Inna Novichenko 2-28-22
Seller Date