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07/19/2023 03:41 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor, WA

When recorded return to:  
Juan Nuno  
2732 East Division Street  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237332  
Jul 19 2023  
Amount Paid \$8885.60  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620054331

CHICAGO TITLE

620054331

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Big Rock Group RE, LLC dba Big Rock Group LLC, a Washington limited liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Juan Nuno, a married man as his sole and separate property and Maria E. Nuno, an ~~unmarried woman~~ **unmarried woman**

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.)

PARCEL A: PTN W 1/2 E 1/2 W 1/2 NE 1/4 SW 1/4 SEC 21-34-4E, W.M.

PARCEL B; TRACT "A", PARTINGTON PLACE, DIV 1

Tax Parcel Number(s): P27251 / 340421-3-007-0008, P103402 / 4560-000-999-0100

Subject to:

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

## STATUTORY WARRANTY DEED

(continued)

Dated: 7/17/23

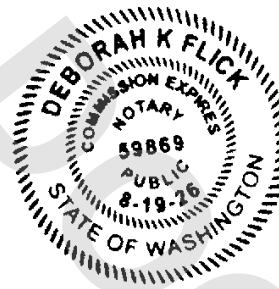
Big Rock Group RE, LLC dba Big Rock Group LLC

BY: [Signature]  
Mark Datskiy  
ManagerBY: [Signature]  
David Datskiy  
ManagerState of WashingtonCounty of Skagit

This record was acknowledged before me on July 17, 2023 by Mark Datskiy and David Datskiy as Manager and Manager, respectively, of Big Rock Group RE, LLC dba Big Rock Group LLC.

[Signature]

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 8/19/26

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P27251 / 340421-3-007-0008 and P103402 / 4560-000-999-0100**

**PARCEL A:**

THE NORTH 158 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE  
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 34, NORTH, RANGE 4  
EAST, W.M.,

EXCEPT COUNTY ROAD AND DITCH RIGHT-OF-WAY;

ALSO EXCEPT THE WEST 60 FEET THEREOF.

**PARCEL B:**

TRACT "A", PARTINGTON PLACE, DIVISION 1, AS PER PLAT RECORDED IN BOOK 14 OF  
PLATS, PAGE(S) 186 THROUGH 190, RECORDS OF SKAGIT COUNTY, STATE OF  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. Rights of the public to that portion of said land, if any, lying within the right-of-way for Division Street, as disclosed by various instruments of record.

Affects: The North boundary of Parcel A

2. 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 the Plat of Partington Place Division 1:

Recording No: 9108070007

Affects: Parcel B

3. 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: September 13, 1991

Recording No.: 9109130093

Affects: Parcel B

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 12, 1991

Recording No.: 9112120049

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation

Purpose: Electric transmission and/or distribution line

Recording Date: April 15, 1991

Recording No.: 9104150079

Affects: Said premises and other property

Said Easement is a re-recording of Easement recorded on December 14, 1990 under Recording No. 9012140084 .

**EXHIBIT "B"**

Exceptions  
(continued)

Affects: Parcel B

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by Mt Vernon.
7. 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**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated June 22, 2023  
between Juan Manuel Nuno-Napoles Maria Elena Nuno Aldaz ("Buyer")  
Buyer Buyer  
and Big Rock Group LLC ("Seller")  
Seller Seller  
concerning 2732 E Division Street 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.

Authentic  
Juan Manuel Nuno-Napoles 07/14/2023  
Buyer Date  
Authentic  
Maria Elena Nuno Aldaz 07/14/2023  
Buyer Date

Authentic  
David Datskiy 07/14/23  
Seller Date  
Authentic  
Hank Datskiy 07/14/23  
Seller Date