

202401100056

01/10/2024 02:55 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor, WA

**When recorded return to:**  
Maksim V. Chirva  
18434 S West View Rd  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20249302

Jan 10 2024

Amount Paid \$3253.00  
Skagit County Treasurer  
By Candi Newcombe Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620055515

Escrow No.: 620055515

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Knight Construction & Design 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 Maksim V. Chirva, a married man as his separate estate

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.)

PTN LTS 9-11, BLK 1, BROWNRIG'S SECOND ADDN TO ANACORTES

Tax Parcel Number(s): P121044 / 3779-001-011-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 1-8-2024

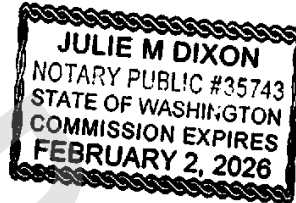
Knight Construction & Design LLC

BY: PKnight  
Patrick Knight

State of Washington  
County of Snohomish

This record was acknowledged before me on 1/8/2024 by Patrick Knight as Sole member of Knight Construction & Design LLC, a Washington limited liability company.

Julie M Dixon  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 2/2/2026



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P121044 / 3779-001-011-0000**

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LOTS 9 THROUGH 11, BLOCK 1, BROWNRIG'S SECOND ADDITION TO ANACORTES WASH.,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 42,  
RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE WEST 6 FEET THEREOF CONVEYED TO THE CITY OF ANACORTES BY  
INSTRUMENT RECORDED UNDER RECORDING NO. 9011070045, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. 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 Brownrig's Second Addition to Anacortes Wash.:

Recording No: Volume 2 of Plats, Page 42

2. Assessments, if any, levied by City of Anacortes.
3. 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 December 05, 2023  
between Maksim Chirva ("Buyer")  
Buyer Buyer  
and Knight Construction & Design L ("Seller")  
Seller Seller  
concerning 40-XX N Avenue Anacortes WA 98221 (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  
Maksim Chirva 12/05/2023  
Buyer Date

Authenticate  
Patrick Knight 12/06/23  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date