

202403290058

03/29/2024 10:39 AM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Nicholas Volesky
P.O. Box 638
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240060

Mar 29 2024

Amount Paid \$10096.00
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.: 620055706

CHICAGO TITLE
620055706

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathleen Crowe and Joseph Crowe, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Nicholas Volesky, an unmarried person and Amanda J Rovegno, an unmarried person

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

THOSE PORTIONS OF LOTS 12 AND 13, BIG LAKE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 118, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12;

THENCE NORTH 88°06'52" WEST 10.30 FEET ALONG THE SOUTH LINE OF SAID LOT 12 TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE NORTH 0°23'35" EAST 93.60 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF THE CUL-DE-SAC FOR ZOYA DRIVE AT A POINT BEARING SOUTH 8°37'15" EAST, 45.00 FEET FROM THE CENTER OF SAID CUL-DE-SAC AND BEING THE TERMINUS OF THIS LINE DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

P109287

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P109287 / 4680-000-013-0000

Subject to:

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

Dated: 3-26-24

Kathleen Crowe
Kathleen Crowe

Joseph Crowe
Joseph Crowe

State of Washington

County of Skagit

This record was acknowledged before me on March 26, 2024 by Kathleen Crowe and Joseph Crowe.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2024

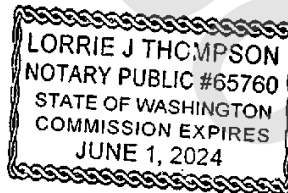


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Sanitary sewers
Recording Date: January 26, 1979
Recording No.: 895468
Affects: An undisclosed portion of said plat
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Alamo Limited Partnership
Purpose: Ingress, egress and utilities
Recording Date: July 23, 1991
Recording No.: 9107230021
Affects: Exact location and extent of easement is undisclosed of record
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Constructing extensions to the sewer system
Recording Date: August 14, 1995
Recording No.: 9508140065
Affects: Exact location and extent of easement is undisclosed of record
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Sewer mains
Recording Date: July 17, 1996
Recording No.: 9607170042
Affects: Portion of Big Lake Heights
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Sewer mains
Recording Date: July 17, 1996
Recording No.: 9607170043
Affects: Portion of Big Lake Heights
6. Agreement and the terms and conditions thereof:

EXHIBIT "A"

Exceptions
(continued)

Between: John F. Collins
 And: Skagit County Sewer District No. 2
 Recording Date: June 18, 1981
 Recording No.: 8106180032
 Regarding: Terms and conditions of sewer hook-up and usage

7. Variance and the terms and conditions thereof:

Recording Date: July 7, 1996
 Recording No.: 9607170037
 Variance No.: FPT 93-012

8. Variance and the terms and conditions thereof:

Recording Date: July 10, 1995
 Recording No.: 9507100104
 Variance No.: SHL 95-020

9. 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 Big Lake Heights:

Recording No: 9608060054

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

11. 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.

EXHIBIT "A"

Exceptions
(continued)

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."

12. 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 February 22, 2024
between Nicholas Volesky Amanda J Rovegno ("Buyer")
Buyer Buyer
and Kathleen Crowe Joseph Crowe ("Seller")
Seller Seller
concerning 17165 Zoya Drive 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.

Authentisat
Nicholas Volesky 02/22/2024
Buyer Date

Authentisat
Kathleen Crowe 02/23/24
Seller Date

Authentisat
Am J Rovegno 02/22/2024
Buyer Date

Authentisat
Joseph Crowe 02/23/24
Seller Date