

202506130031

06/13/2025 11:20 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:

Gennadiy Darakhovskiy and Lada Darakhovskaya
24463 SE 46 Place
Sammamish, WA 98029

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251837

Jun 13 2025

Amount Paid \$20420.00
Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
620058180

Escrow No.: 620058180

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas Scott who acquired title as Nicholas G. Scott and Gaye Scott, 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 Gennadiy Darakhovskiy and Lada Darakhovskaya, 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.)

PTN TRACTS 36 AND 37, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY,
WASHINGTON

Tax Parcel Number(s): P62014/3862-000-037-0008

Subject to:

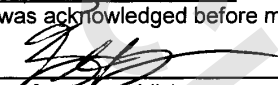
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: June 4, 2025



Nicholas Scott

Gaye ScottState of WA
County of KingThis record was acknowledged before me on 6-9-2025 by Nicholas Scott and Gaye Scott.

(Signature of notary public)Notary Public in and for the State of WAMy commission expires: 2-1-2027

GLEN BROWN
Notary Public
State of Washington
Commission # 176148
My Comm. Expires Feb 1, 2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62014/3862-000-037-0008

PARCEL "A":

THAT PORTION OF THE SOUTH 1/2 OF TRACT 36 AND ALL OF TRACT 37, LYING WESTERLY OF H. C. PETERS ROAD NO. 263, EXTENSION AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JUNE 17, 1947, UNDER AUDITOR'S FILE NO. 405657, ALL IN "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

THAT PORTION OF TRACT 37, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHEASTERLY OF H. C. PETERS ROAD NO. 263 EXTENSION, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JUNE 17, 1947, UNDER AUDITOR'S FILE NO. 405657 AND LYING SOUTHERLY AND WESTERLY OF THAT CERTAIN 40 FOOT STRIP OF LAND CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED OCTOBER 5, 1920, UNDER AUDITOR'S FILE NO. 145101.

PARCEL "C":

THE SOUTHERLY 20 FEET OF THAT PORTION OF TRACT 37, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THAT CERTAIN 40 FOOT STRIP CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED OCTOBER 5, 1920, UNDER AUDITOR'S FILE NO. 145101.

PARCEL "D":

THAT PORTION OF UNOPENED COUNTY RIGHT-OF-WAY KNOWN AS COOTS COVE LANE, GRANTED TO NORMA ANDERSON BY ORDER OF VACATION DATED JANUARY 5, 2004 AND RECORDED JANUARY 8, 2004 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200401080101.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Covenants, conditions and restrictions 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: May 14, 1913
Recording No.: 96579

2. Covenants, conditions and restrictions 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: April 21, 1924
Recording No.: 173578

3. Right of the public to use that certain 40 foot roadway as conveyed to Skagit County by Deed Recorded October 5, 1921 under Auditor's File No. 145101 and Recorded June 17, 1957 under Auditor's File No. 552620, including the terms, covenants and provisions thereof

4. 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 WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON:

Recording No: 95061

5. Covenants, conditions and restrictions 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: April 8, 1985
Recording No.: 8504080017

EXHIBIT "B"Exceptions
(continued)

6. 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: ingress and egress to pump station
Recording Date: September 8, 1981
Recording No.: 8109080035
7. 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 Survey:
- Recording No: 9309240083
8. 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.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. 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

EXHIBIT "B"

Exceptions
(continued)

NR Lands."

11. 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 May 12, 2025
between Gennadiy Darakhovskiy Lada Darakhovskaya ("Buyer")
Buyer Buyer
and Nicholas Scott Gaye Scott ("Seller")
Seller Seller
concerning 18141 W Big Lake Boulevard 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.

Authentication
Gennadiy Darakhovskiy 05/12/2025
Buyer Date
Authentication
Lada Darakhovskaya 05/12/2025
Buyer Date

Authentication
Nicholas Scott 05/13/25
Seller Date
Authentication
Gaye Scott 05/13/25
Seller Date