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05/20/2024 03:39 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240663

May 20 2024

Amount Paid \$20420.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Jean Kovatovich and Matthew Kovatovich
9642 Samish Island Road
Bow, WA 98232

Filed for record at the request of:



CHICAGO TITLE

CORPORATION OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620056267

CHICAGO TITLE

Le 20056267

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael G. Vranizan, Successor Trustee of the Lesley Adair Peterson Trust, U/A/D
12/23/2010

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Jean Kovatovich and Matthew Kovatovich, 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.)

PARCEL "A": PTN OF LTS 5 & 8, BLK 2, "MAP OF THE TOWN OF SAMISH ON SAMISH
ISLAND, WHATCOM COUNTY, W.T."

PARCEL "B": PTN OF GOVT LT 2 OF SEC 27-36-2E

Tax Parcel Number(s): P75199 / 4147-002-008-0004, P75204 / 4147-002-900-0102

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 5/20/2024

Michael G. Vranizan, Successor Trustee of the Lesley Adair Peterson Trust, U/A/D 12/23/2010

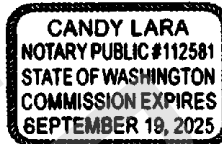
BY: [Signature]
Michael G. Vranizan
Successor TrusteeState of WashingtonCounty of SnohomishThis record was acknowledged before me on 5/20/2024 by Michael G. Vranizan
as Successor Trustee of Michael G. Vranizan, Successor Trustee of the Lesley Adair Peterson Trust,
U/A/D 12/23/2010.[Signature]
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 9-19-25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75199 / 4147-002-008-0004 and P75204 / 4147-002-000-0102

PARCEL "A":

LOTS 5 AND 8, BLOCK 2, "MAP OF THE TOWN OF SAMISH ON SAMISH ISLAND, WHATCOM COUNTY, W.T.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED ALLEY IN SAID BLOCK LYING BETWEEN LOTS 5 AND 8.

PARCEL "B":

THAT PORTION, IF ANY, OF GOVERNMENT LOT 2 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING BETWEEN THE SOUTH LINE OF SAID LOT 8 AND THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2 AND BETWEEN THE EAST AND WEST LINES OF LOT 8, PRODUCED SOUTH.

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 Map of the Town of Samish on Samish Island:

Recording No: Volume 2 Page 71

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

Granted to: Skagit County Health/ Officer representative
Purpose: sand filter sewage system
Recording Date: October 23, 1997
Recording No.: 8710230029
Affects: as described

3. 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.
4. 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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ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated April 22, 2024

between Matthew Kovatovich Jean Kovatovich ("Buyer")
Buyer Buyer
and Michael G Vranizan for Lesley A Peterson Trust ("Seller")
Seller Seller
concerning 9642 Samish Island Rd Bow WA 98232 (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.

Authorized by: Matthew Kovatovich 04/22/2024
Buyer Date

Authorized by: Jean Kovatovich 04/22/2024
Buyer Date

Authorized by: Michael G Vranizan Trustee for Lesley A Peterson Trust 04/26/24
Seller Date

Authorized by: Michael G Vranizan Trustee for Lesley A Peterson Trust 04/26/24
Seller Date