202610020066
10/02/2026 02:46 PM Pages: 1 of 8 Fees: $310.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Anna Richter and Matthew Richter
20533 Benson Ridge Ln
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20263279
Oct 02 2026
Amount Paid $36767.50
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

Chicago Title
620062901

Escrow No.: 620062901

STATUTORY WARRANTY DEED

THE GRANTOR(S) IM Construction 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 Anna L Richter and Matthew D Richter, 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.)

LT 18, SARATOGA PASSAGE VIEW C.A.R.D., PL 06-0107, REC. 200906100089

Tax Parcel Number(s): P130341 / 4986-000-018-0000

Subject to:

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

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

Dated: 09/30/26

IM Construction LLC

BY: _____
Ilya Melnik
Manager

State of Washington

County of Skagit

This record was acknowledged before me on 9-30-2026 by Ilya Melnik as Manager of IM Construction LLC.

_____
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

LORRIE J THOMPSON
NOTARY PUBLIC #55760
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2028

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P130341 / 4986-000-018-0000

LOT 18, SARATOGA PASSAGE VIEW C.A.R.D., PL 06-0107, APPROVED APRIL 14, 2009, RECORDED JUNE 10, 2009 UNDER AUDITOR'S FILE NO. 200906100089 AND AS PER "AFFIDAVIT OF MINOR CORRECTION OF SURVEY" RECORDED AUGUST 28, 2009 UNDER AUDITOR'S FILE NO. 200908280052, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXHIBIT "B"
Exceptions

1. Road easements, including the terms and provisions thereof, if any, that survived the expiration of
the "Timber Cutting Right Contract" attached to those certain deeds recorded December 18, 1989 as

   Recording No.: 8912180016
   Recording No.: 8912180020
   Recording No.: 8912180094

2. Reservation contained in deed:

   Recording Date: December 18, 1989
   Recording No.: 8912180020
   Recording No.: 8912180094
   Regarding: Road easements
   Affects: Roadways and other property

3. Agreement and the terms and conditions thereof:

   Recording Date: June 19, 1989
   Recording No.: 8906190004
   Regarding: Roadways and other property

   Said document is vague as to which Scott Paper owned properties it applies to, nor did the Company find any specific documents amending it.

4. "Public Water System" rights, if any, as disclosed by a map attached to Recording No. 8912180094.

5. Easement and Agreement, including the terms and provisions thereof

   Grantee: Various parties
   Recorded: August 14, 1912
   Recording No.: 92505
   Purpose: Community water lines
   Area Affected: An undisclosed portion of the subject property and other property

   Said Agreement provides for an Association with the power to levy assessment.

6. Reservatins and/or exceptions contained in deed

   Executed by: Ole Sande and wife
   Recorded: February 8, 1918
   Recording No.: 123618, Vol. 109 of Deeds, page 432
   As Follows:

UNOFFICIAL DOCUMENT

EXHIBIT "B"

Exceptions
(continued)

A non-exclusive easement for road purposes over and across a 16 foot wide portion of the Northwest 1/4 of
the Northwest 1/4 of Section 9, Township 33 North, Range 4 East, W.M..

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 Skagit County Short Plat No. 151-79:

   Recording No: 8011180061

8. Sixteen (16) foot wide right(s)-of-way including the terms and provisions therein evidenced of record by the following described documents:

   Recording No.: 123618
   Recording No.: 551063
   and Judgment entered in Skagit County Cause No. 37957.

9. Lot Certifications and the terms and conditions thereof:

   Recording Date: October 4, 2006
   Recording No.: 200610040060
   Recording No.: 200610040061
   Recording No.: 200610040062
   Recording No.: 200610040063
   Recording No.: 200610040064
   Recording No.: 200610040065
   Recording No.: 200610040066
   Recording No.: 200610040067
   Regarding : Eligibility for conveyance and/or development

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

    Granted to: Puget Sound Energy, Inc.
    Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
    Recording Date: March 18, 2008
    Recording No.: 200803180090

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

    Granted to: Puget Sound Power & Light Company

UNOFFICIAL DOCUMENT

EXHIBIT "B"

Exceptions
(continued)

Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	March 18, 2008
Recording No.:	200803180091
Affects:	Roadway and 10 feet of all lots parallel with and adjacent to roadways

12. 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 Saratoga Passage View C.A.R.D. PL-06-0107:

    Recording No: 200906100089
    Affidavit of minor correction of survey recorded under Recording No. 200908280052

13. Plat Lot of Record Certification and the terms and conditions thereof:

    Recording Date: June 10, 2009
    Recording No.: 200906100090

14. Memorandum of Understanding and the terms and conditions thereof:

    Recording Date: June 10, 2009
    Recording No.: 200906100091
    Regarding: "Plan to improve Sandy & Johnson Creek"

15. Open Space Protected Area Easement and the terms and conditions thereof:

    Recording Date: June 10, 2009
    Recording No.: 200906100092

16. 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: June 10, 2009
    Recording No.: 2009061000093

17. Statement of Mineral Claim and the terms and conditions thereof

UNOFFICIAL DOCUMENT

EXHIBIT "B"

Exceptions
(continued)

Recording Date: March 18, 2009
Recording No.: 200903180040

18. Forest Management Plan and the terms and conditions thereof

Recording Date: June 10, 2009
Recording No.: 200906100094

19. Water Service Contract and the terms and conditions thereof

Recording Date: December 7, 2010
Recording No.: 201012070025

20. Matters contained in that certain document

Entitled: Access and Utility Easement
Dated: October 25, 2012
Executed by: Victor Benson and Linda Benson
Recording Date: October 25, 2012
Recording No.: 201210250095
Which provides for among other things: Easement for access and utilities

Reference is hereby made to said document for full particulars.

21. Resolution No. 2257-17, including the terms, covenants and provisions thereof

Recording Date: January 17, 2018
Recording No.: 201801170041

22. Operation-maintenance and monitoring requirement for proprietary onsite sewage systems and the terms and conditions thereof:

Recording Date: June 23, 2026
Recording No.: 202606230055

23. 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

UNOFFICIAL DOCUMENT

EXHIBIT "B"

Exceptions
(continued)

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."

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

25. City, county or local improvement district assessments, if any.

26. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.