



200107170110  
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name MIKHAIL I. KAZAKOV, LARISA A. KAZAKOVA  
Address 1415 Horton Lane  
City, State, Zip Mount Vernon, WA 98273  
00065569

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.  
**Statutory Warranty Deed** 65569 E-1

THE GRANTOR NANCY MONTGOMERY, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to MIKHAIL I. KAZAKOV and LARISA A. KAZAKOVA, Husband and Wife the following described real estate, situated in the County of SKAGIT, State of Washington:

See Exhibit A attached hereto and made a part hereof:

Subject to Paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary commitment no. 01-65569 and 2nd 1/2 2001 taxes.

# 41931  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
JUL 17 2001  
Amount Paid \$ 1,762.<sup>20</sup>  
Skagit Co. Treasurer  
By Deputy

Abbr Legal: Section 15, Township 34, Range 4; Ptn. NE-SW

Assessor's Property Tax Parcel Account Number(s): 340415-0-015-0002 R24789

Dated July 16, 2001.

*Nancy M. Montgomery*  
NANCY MONTGOMERY

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss

I certify that I know or have satisfactory evidence that NANCY MONTGOMERY is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 17, 2001



*Kim M. Kerr*  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/2001

**Schedule "C"**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

**PARCEL "A":**

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the South line of said subdivision, that is 434 feet East of the Southwest corner thereof; thence Northerly along a line which would intersect the South line of the former Puget Sound and Cascade Railway Company right-of-way, at a point 412 feet Easterly of the intersection of said South line with the West line of said Northeast 1/4 of the Southwest 1/4, a distance of 587.5 feet; thence West 150 feet; thence Southerly to a point on the South line of said subdivision that is 150 feet West of the point of beginning; thence East to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a strip of land approximately 16 feet in width, described as follows:

Beginning at a point on the South line of the County road which runs along the North line of said subdivision, 406 feet East of the West line of said subdivision; thence due South to the North line of the Puget Sound and Cascade Railway; thence East along said North line a distance of 16 feet; thence due North to a point on the South line of said County road which is 422 feet East of the West line of said subdivision; thence West along said South line 16 feet to the point of beginning.

ALSO, TOGETHER WITH a non-exclusive easement for ingress and egress and utilities over the Easterly 16 feet of the following described tract:

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East W.M., lying East of the East line of that certain tract conveyed to Keith S. Johnson, et ux, by Deed recorded May 15, 1978, under Auditor's File No. 879518, South of the North line of the abandoned Puget Sound and Cascade Railway, North of the North line of that certain tract sold to James R. Burns, et ux, by instrument dated September 7, 1967 and recorded September 22, 1967, under Auditor's File No. 704744, extended East and West of the following described line:

Beginning at a point on the South line of the County road which runs along the North line of said subdivision, 406 feet East of its intersection with the West line of said subdivision; thence due South to the North line of the Puget Sound and Cascade Railway; thence East along said railway a distance of 16 feet to the point of beginning.



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Schedule "C" - continued

Commitment No. 00065569

beginning of the line to be described; said point being on the West line of that certain tract of land conveyed to Robert Shaffer, et ux, by Deed dated July 25, 1957, and recorded August 6, 1957, under Auditor's File No. 554570, records of Skagit County, Washington; thence South along said Shaffer tract to the Northwest corner of that certain tract conveyed to Robert E. Shaffer, et ux, by Deed recorded April 12, 1965 under Auditor's File No. 664712, records of Skagit County, Washington; thence South along said Shaffer tract to the Easterly extension of the North line of said Burns tract and the terminal point of said line.

PARCEL "B":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East W.M., lying East of the East line of that certain tract of land conveyed to Keith S. Johnson, et ux, by Deed recorded May 15, 1978, under Auditor's File No. 879518, and East of the East line of that certain tract of land sold to James R. Burns, et ux, by instrument dated September 7, 1967, and recorded September 22, 1967, under Auditor's File No. 704744, and lying South of the North line of the abandoned Puget Sound and Cascade Transportation Co. (formerly Puget Sound and Cascade Railway Co.) conveyed to Lloyd E. Nelson, by Deed recorded March 30, 1945, under Auditor's File No. 379200, records of Skagit County, Washington, and lying North of the North line of that certain tract of land sold to William Walker, et ux, by instrument recorded January 31, 1966, under Auditor's File No. 678101, records of Skagit County, Washington, and North of said North line extended West and lying Westerly of the following described line:

Beginning at a point on the South line of the County road which runs along the North line of said subdivision, 406 feet East of its intersection with the West line of said subdivision; thence due South to the North line of the Puget Sound and Cascade Railway; thence East along said railway a distance of 16 feet to the true point of beginning of the line to be described; said point being on the West line of that certain tract of land conveyed to Robert Shaffer, et ux, by Deed dated July 25, 1957 and recorded August 6, 1957, under Auditor's File No. 554570, records of Skagit County, Washington; thence South along said Shaffer tract to the Northwest corner of that certain tract conveyed to Robert E. Shaffer, et ux, by Deed recorded April 12, 1965, under Auditor's File No. 664712, records of Skagit County, Washington; thence South along said Shaffer tract to the Westerly extension of the North line of the William Walker tract as described in instrument recorded under Auditor's File No. 678101, records of Skagit County, Washington, or until the Shaffer tract intersects the East line of the James R. Burns tract as set forth above, whichever occurs first, and the terminus of said line.

EXCEPTING from the above described premises, that portion thereof lying North of that certain tract conveyed to James R. Burns, et ux, by Deed dated September 7, 1967, and recorded September 22, 1967, under Auditor's File No. 704744 extended East



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Schedule "C" - continued

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PARCEL "C":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East W.M., described as follows:

Beginning at point on the South line of said subdivision that is 434 feet East of the Southwest corner thereof; thence Northerly along a line which would intersect the South line of the former Puget Sound and Cascade Railway Company right-of-way at a point 412 feet Easterly of the intersection of said South line with the West line of said Northeast 1/4 of the Southwest 1/4, which line bears North 2 degrees 58'11" West, a distance of 587.5 feet to the Northeast corner of that certain tract sold to James R. Burns, et ux, by instrument dated September 7, 1967 and recorded September 22, 1967, under Auditor's File No. 704744, records of Skagit County, Washington, and which point is the true point of beginning of this property description; thence North 89 degrees 24'04" West along the North line of said James R. Burns tract, and said North line extended, said North line being also the South line of that tract of land conveyed to Gary L. Curry and Jandrleen L. Curry, husband and wife, by instrument dated May 31, 1988 and recorded June 1, 1988, under Auditor's File No. 8806010027, records of Skagit County, Washington, a distance of 150.25 feet to the Northeasterly corner of Lot 15 of "THUNDERBIRD EAST THIRD ADDITION", as recorded June 17, 1983, in Volume 13 of Plats, pages 69 and 70, under Auditor's File No. 8306170021; thence North 2 degrees 59'39" West along the Northerly projection of the East line of said Lot 15 of the plat of "THUNDERBIRD EAST THIRD ADDITION", a distance of 12.02 feet; thence South 89 degrees 24'04" East along a line which is parallel to and 12.00 feet North of and at right angles to the North line of said James R. Burns tract, a distance of 172.92 feet, more or less, to the West line of that tract of land conveyed to Robert Shaffer, et ux, by Deed recorded April 12, 1965 under Auditor's File No. 664712, records of Skagit County, Washington, being also the East line of said Gary L. Curry tract; thence South 0 degrees 20'41" West along the West line of said Shaffer tract, a distance of 12.00 feet, more or less, to a point on the Easterly extension of the North line of said James R. Burns tract, said point being also the Southeast corner of said Gary L. Curry tract; thence North 89 degrees 24'04" West along said Easterly extension of the North line of said James R. Burns tract, a distance of 21.97 feet, more or less, to the true point of beginning.



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