

AFTER RECORDING MAIL TO:
Mr. and Mrs. Vasily Yarovoy
1331 West Boundry Road
Blaine, WA 98230



200502250039
Skagit County Auditor

2/25/2005 Page 1 of 1 9:14AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115335-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Anthony B. Pickering and Bronwyn H. Pickering
Grantee(s): Vasily Yarovoy and Galina Yarovoy
Abbreviated Legal: Lot 24, Tinas Coma
Assessor's Tax Parcel Number(s): 4755-000-024-0000, P117059

THE GRANTOR ANTHONY B. PICKERING and BRONWYN H. PICKERING, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to VASILY YAROVOY and GALINA YAROVOY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

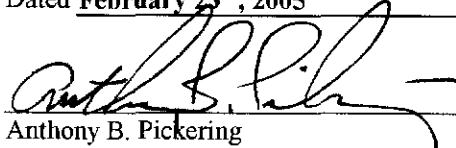
Lot 24, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Tinas Coma Lane, as shown on the face of said plat.

Situate in the County of Skagit, State of Washington.

Subject To: Paragraphs A through E, inclusive, Schedule "B-1" of Land Title Company's Preliminary Commitment for Title Insurance No. 115335-PE.

Dated February 23rd, 2005



Anthony B. Pickering


Bronwyn H. Pickering

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

840

FEB 25 2005

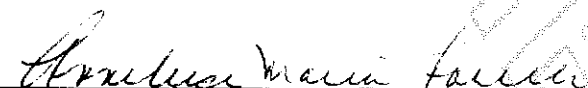
Amount Paid \$ 2225.00
By  Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anthony B. Pickering and Bronwyn H. Pickering the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be Their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-23-05




Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08