

AFTER RECORDING MAIL TO:
Mr. and Mrs. Andrey Murza
7636 A 230th Street SW
Edmonds, WA 98026



200507190168
Skagit County Auditor

7/19/2005 Page 1 of 3 3:32PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84313

Statutory Warranty Deed

Grantor(s): John E. Leonard and Barbara Leonard
Grantee(s): Andrey Murza and Nataliya Murza
Assessor's Tax Parcel Number(s): 4755-000-076-0000, P117111

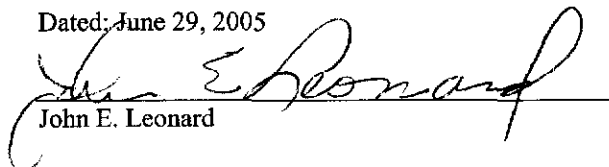
FIRST AMERICAN TITLE CO.
B84313-1

THE GRANTOR John E. Leonard, Jr. and Barbara Leonard, Husband and Wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrey Murza and Nataliya Murza, Husband and Wife, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 76, "PLAT OF TINAS COMA", as per plat recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington; TOGETHER WITH an easement upon the East 30 feet of Lot 59 as shown on the face of the Plat.

Subject to easements, restrictions and other exceptions hereto attached as Exhibit "A"

Dated: June 29, 2005

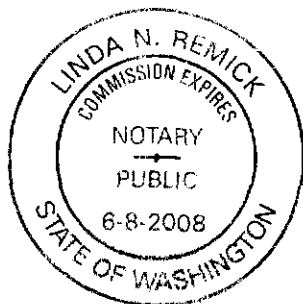

John E. Leonard

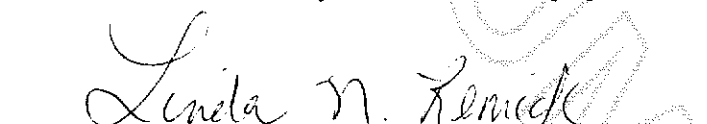

Barbara Leonard

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John E. Leonard and Barbara Leonard, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-30-05




Linda N. Remick

Notary Public in and for the State of Washington
Residing at Stamwood
My appointment expires: 6-8-08

3836
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 19 2005

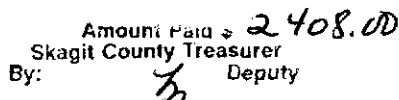
Amount Paid 2408.00
By:  Deputy

EXHIBIT "A"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts
Recorded: July 10, 1996
Auditor's No: 9607100037
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Tinas Coma
Recorded: August 11, 2000
Auditor's No: 200008110004

Said matters include but are not limited to the following:

1. Know all men by these presents that Property Investors, L.L.C., a Washington Limited Liability Company, and Whidbey Island Bank, a Washington Corporation, owners in the fee simple or contract purchasers and mortgage holders or lien holders of the land hereby platted, declare this plat and dedicate to the use of public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Said owners, contract purchasers and mortgage holders or lien holders further waive all claims for damages which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said streets and avenues. Said owners, contract purchasers and mortgage holders also dedicate to the use of the public forever those tracts designated "A", "B", "C", "D", "E" and "I" for open space purposes.
2. Easements disclosed within plat
3. Access, drainage and utility easements
4. Fenceline locations



200507190168

Skagit County Auditor

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2000
Recorded: August 24, 2000
Auditor's No: 200008240005
Executed by: Property Investors, LLC, a Washington limited liability company

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company, State of Washington,
County of Skagit, Nationwide Cablevision, Puget Sound
Power and Light
Dated: Not Disclosed
Recorded: July 6 1977
Auditor's No: 859943
Purpose: Utility purposes
Area Affected: That part of vacated Anacortes Street in Lots 32, 33, Tracts
"H" and "J"

E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: January 20, 2005
Auditor's No.: 200501200099
Purpose: Drainage
Area Affected: As constructed

F. RESERVATION CONTAINED IN DEED

Executed by: Property Investors, L.L.C., a Washington
limited liability company
Recorded: September 20, 2000
Auditor's No.: 200009200076
As Follows:

Grantor and Grantee herein agree to jointly participate in the future paving of driveway access located within the easement areas of Lots 76, 77 and 59, of the Tinas Coma residential area.



200507190168
Skagit County Auditor