



200604260217

Skagit County Auditor

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WHEN RECORDED RETURN TO  
SERHEY TONYUK  
10540 PETER ANDERSON ROAD  
BURLINGTON, WASHINGTON 98233



CHICAGO TITLE INSURANCE COMPANY

5110719

C38467 ✓

STATUTORY WARRANTY DEED

Dated: APRIL 13, 2006

THE GRANTOR

DAVID DEAN GILLIHAN, AN UNMARRIED PERSON

for and in consideration of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

S.T.  
L.T.

in hand paid, conveys and warrants to  
SERHIY TONYUK AND LYUDMYLA TONYUK, AS HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:  
Tax Account Number(s): 350428-3-008-0405

FULL LEGAL DISCRIPTION SET FORTH ON ATTACHED EXHIBIT "A"

Ptn. N/2 NE SW 28-35-4

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY  
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED  
HEREIN.

# 19710  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 26 2006

Amount Paid \$ 3743.00  
Skagit Co. Treasurer  
By Deputy

David Dean Gillihan

DAVID DEAN GILLIHAN

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5110719

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

That portion of the East 435 feet of the West 635 feet of the North Half of the Northeast Quarter of the Southwest Quarter of Section 28, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said West 635 feet;  
Thence South 89°55'00" West along the North line of said Southwest Quarter, 342.18 feet to the true point of beginning;  
Thence continue South 89°55'00" West, along said North line, 94.01 feet to an intersection with the West line of said East 435 feet;  
Thence South 04°09'21" West, along said West line, 130.36 feet to an intersection with the South line of the North 130 feet of said Southwest Quarter, as measured at right angles;  
Thence North 89°55'00" East, along said South line, 94.01 feet;  
Thence North 04°09'21" East 130.36 feet to the true point of beginning;

EXCEPT the North 25 feet thereof for County Road;

(Also known as Tract D of Skagit County Short Plat No. 13-73, approved March 29, 1973).

Situated in Skagit County, Washington.



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EXHIBIT B

Escrow No.: 005110719

SUBJECT TO:

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 21, 1973

Auditor's No(s): 785337, records of Skagit County, Washington

In favor of: Skagit County

For: Utilities

Affects: The North 5 feet of the premises

Easement delineated on the face of said plat;

For: Utilities

Affects: North 5 feet of said premises

Notes on the face of said Short Plat, as follows:

- A. Zoning – Residential
- B. Water Supply – P.U.D. No. 1
- C. Sewage Disposal – Individual Septic Tanks
- D. Short Plat number and date of approval shall be included in all deeds and contracts. Plat fee received by Skagit County (\$5.00 per Lot)
- E. All maintenance and construction of private roads are the responsibility of the Lot owner.

EXHIBIT3/RDA/0999



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