



200708070063

Skagit County Auditor

8/7/2007 Page

1 of

2 11:19AM

When recorded return to:

Mr. and Mrs. Brandon M. Schei
9308 47th Drive NE
Marysville, WA 98270

Recorded at the request of:
First American Title
File Number: B92143

Statutory Warranty Deed

THE GRANTORS Eugene Simakovsky and Natalya Simakovsky, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brandon M. Schei, an unmarried man as his separate estate and Lisa Holcomb, an unmarried woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 92, "PLAT OF VALLEYS WEST - WILDERNESS VILLAGE DIV. NO. 3"

Tax Parcel Number(s): P104380, 4614-000-092-0001

B92143E-1
GUARDIAN NORTHWEST TITLE CO.

Lot 92, "PLAT OF VALLEYS WEST - WILDERNESS VILLAGE DIV. NO. 3", as per plat recorded in Volume 15 of Plats, Page 116, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements per attached Schedule B-1 and by this reference made a part hereof.

Dated 8-2-07

Eugene Simakovsky
Eugene Simakovsky

Natalya Simakovsky
Natalya Simakovsky

3727
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 07 2007

STATE OF OhioCOUNTY OF Franklin

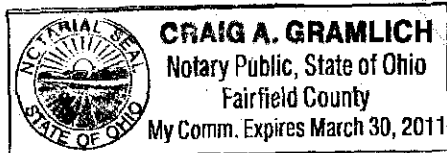
SS:

Amount Paid \$ 832.70
Skagit Co. Treasurer mem Deputy

I certify that I know or have satisfactory evidence that Eugene Simakovsky and Natalya Simakovsky, 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: 8-2-07

G. Gramlich
Notary Public in and for the State of Ohio
Residing at Columbus, Ohio
My appointment expires: 3-30-11



Schedule "B-1"

EXCEPTIONS:

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

Dated: October 22, 1993
Recorded: November 4, 1993
Auditor's No: 9311040083
Executed by: George J. Theodoratus and Lois M. Theodoratus

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

Recorded: November 4, 1993
Auditor's No: 9311040084
Executed by: George J. Theodoratus and Lois M. Theodoratus

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: November 4, 1993
Recorded: November 4, 1993
Auditor's No: 9311040085
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: Lots 80 - 93

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

Plat/Subdivision Name: Valley West - Wilderness Village No. 3
Recorded: November 4, 1993
Auditor's No.: 9311040086

1. Roads are privately owned and maintained by the Wilderness Village Community Association.
2. Owners of Lots 80 through 85 are granted an easement for access, and egress and utilities over and across Tract "B". The location to be designated by the developer prior to the lots being sold or by the Wilderness Village Architectural Committee after the lots have been sold.
3. Water is to be provided by the Wilderness Village Community Water System. At the present time services have not been installed to each lot. The buyer should inquire to the Wilderness Village Community Association as to costs.
4. Know all men by these presents that we, the undersigned owners in fee simple of the lands hereby platted, do declare this plat to be known as "Valley West - Wilderness Village Division No. 3" and Tract "A" is intended for the uses of all present and future property owners in this plat and all other divisions of Wilderness Village. (Affects: All lots lying within "Plat of Valleys West - Wilderness Village No. 3")



200708070063
Skagit County Auditor