

When recorded return to:

Mr. and Mrs. Andrey Chernega
22731 Prairie Road
Sedro Woolley, WA 98284



201010150113
Skagit County Auditor

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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 137566-OE

Grantor: Birdsview Development, Inc.
Grantee: Andrey Chernega and Ulyana Chernega

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

137566-OE

THE GRANTOR BIRDSVIEW DEVELOPMENT, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANDREY CHERNEGA and ULYANA CHERNEGA, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 3, SP 4-75; Ptn SW 1/4 Of NE 1/4, 26-36-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 137566-OE.

Tax Parcel Number(s): 360426-1-006-0206, P50004

Dated October 12, 2010

Birdsview Development, Inc.

Henry E. Dykstra
By: Henry E. Dykstra, President

R. K. Parkinson
By: Roger K. Parkinson, Secretary

STATE OF Washington
County of Skagit

} SS:

I certify that I know or have satisfactory evidence Henry E. Dykstra and Roger K. Parkinson

the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and is President and Secretary, respectively of Birdsview Development, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 14, 2010



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

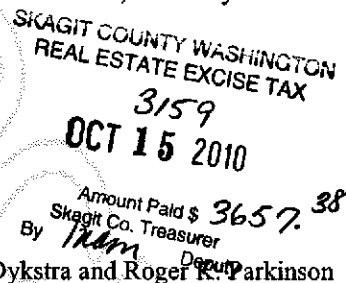


EXHIBIT A

Schedule "A-1"

137566-OE

DESCRIPTION:

Lot 3, Short Plat No. 4-75, approved March 14, 1975, recorded March 18, 1975 in Book 1 of Short Plats, page 24, under Auditor's File No. 814766 and being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easements for ingress, egress and utilities as described in instrument recorded April 12, 1976, under Auditor's File No. 833195.

Situate in the County of Skagit, State of Washington.



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