

When recorded return to:
Yevgeniy Gavrilov and Yelena Gavrilova
1010 S. 38th Place
Mount Vernon, WA 98274



201411240107

Skagit County Auditor \$74.00
11/24/2014 Page 1 of 3 2:04PM

Recorded at the request of:
Guardian Northwest Title
File Number: 108324

Statutory Warranty Deed

108324-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Warren Cheney and Chia-Jung Kuo, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Yevgeniy Gavrilov and Yelena Gavrilova, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 13, Park Ridge Division No. 1

Tax Parcel Number(s): P104193, 4611-000-013-0002

Lot 13, "PARK RIDGE DIVISION NO. 1", as per plat recorded in Volume 15 of Plats, pages 112 and 113, in the records of Skagit County, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 11-19-14

Warren Cheney

Chia-Jung Kuo

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20 144452
NOV 24 2014

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 5701.00
Skagit Co. Treasurer
By Mmm Deputy

I certify that I know or have satisfactory evidence that Warren Cheney and Chia-Jung Kuo, 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: 11-21-14

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2015

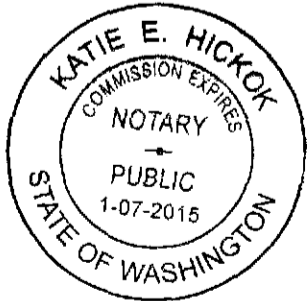


Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Dated: September 10, 1992
 Recorded: September 17, 1992
 Auditor's No.: 9209170092
 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

Area Affected:

Easement No. 1: All streets and road right-of-ways as now or hereafter designated, platted, and/or constructed within above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

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

Plat/Subdivision Name: Park Ridge Division I
 Recorded: October 19, 1993
 Auditor's No: 9310190065

C. NOTICE TO THE PUBLIC AND THE TERMS AND CONDITIONS THEREOF:

Given By: The City of Mount Vernon, a Municipal Corporation of the State of Washington and T.H.S., Inc.
 Regarding: Agreement to join and participate in the formation of a Local Improvement District or any Road Improvements Project sanctioned by City of Mount Vernon, and not to oppose or protest assessments therefor
 Recorded: October 19, 1993
 Recording No.: 9310190066

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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

Recorded: October 22, 1993
Auditor's No.: 9310220090
Executed By: T.H.S., Inc., a Washington corporation

Said document was re-recorded under Auditor's File No. 9408310034.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Recorded: August 31, 1994
Auditor's No.: 9408310035

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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