

When recorded return to:
Lyudmila Yefremova and Yevgeniy Yefremov
216 E Pole Road
Lynden, WA 98264



201412050029

Skagit County Auditor
12/5/2014 Page

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\$127.00
6 11:49AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No. 245369874

CHICAGO TITLE
620022796

DOCUMENT TITLE(S)

Statutory Warranty Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional reference numbers on page _____ of document

GRANTOR(S)

Barbara L. Barck, as Personal Representative for The Estate of Charles Shaw

☐ Additional names on page _____ of document

☐ Additional names on page _____ of document

GRANTEE(S)

Lyudmila Yefremova and Yevgeniy Yefremov, husband and wife

☐ Additional names on page _____ of document

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 1 SKAGIT COUNTY SHORT PLAT NO. PL04-0411

Complete legal description is on page 6 of document

TAX PARCEL NUMBER(S)

P124362 and P124363

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. "I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

When recorded return to:

Lyudmila Yefremova and Yevgeniy Yefremov
216 E Pole Road
Lynden, WA 98264

20144607
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 05 2014

Amount Paid \$ 13400
By Skagit Co. Treasurer Deputy
MF

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245369874

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara L. Barck, as Personal Representative for The Estate of Charles Shaw
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration

in hand paid, conveys, and warrants to Lyudmila Yefremova and Yevgeniy Yefremov, husband and
wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): 1 SKAGIT COUNTY SHORT PLAT NO. PL04-0411

Tax Parcel Number(s): P124362, P124363

Subject to:

1. 1. Reservations contained in deed recorded April 11, 1929, under Auditor's File No. 221967, as
follows:
"The said premises of the first part reserve unto themselves, their heirs, executors,
administrators or assigns an
undivided one-half interest in all coal, oil, gas or other minerals lying under the surface of the
real property above
described"
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:



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STATUTORY WARRANTY DEED
(continued)

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: Pipeline
Recording Date: August 48, 1954
Recording No.: 505361

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: Pipeline
Recording Date: September 16, 1954
Recording No.: 506573

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: Pipeline
Recording Date: December 19, 1954
Recording No.: 510690

5. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:
To: State of Washington
Recording Date: November 21, 1958
Recording No.: 573150

6. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:
To: State of Washington
Dated: January 13, 1962
Recording Date: February 20, 1962
Recording No.: 618214

7. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said Land and the highway or highways to be constructed on lands conveyed by Deed:
To: State of Washington
Recording Date: March 26, 1962
Recording No.: 619461

8. Option and Easement Agreement, and the terms and conditions thereof
Recording Date: January 13, 1999



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STATUTORY WARRANTY DEED
(continued)

Recording No.: 9901130045

Amended by document recorded March 26, 1999 under Auditor's File No. 9903260152.

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. PL04-0411.
Recording No: 200604050042

10. Lot Certification and the terms and conditions thereof
Recording Date: April 5, 2006
Recording No.: 200604050043

Dated: December 1, 2014

The Estate of Charles Shaw

BY: 

Barbara L. Barck
Personal Representative



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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

On 12/03/2014 before me, T. Garrett, Notary Public,
(Here insert name and title of the officer)

personally appeared Barbara L. Barck

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

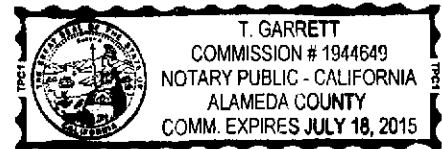
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

T. Garrett

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

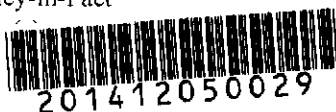
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee
☐



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INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT "A"
Legal Description

PARCEL A:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL04-0411, approved April 4, 2006 and recorded April 5, 2006 under Auditor's File No. 200604050042, records of Skagit County, Washington.
Situating in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for installation, maintenance and operation of wells, waterlines and appurtenances over, under and through a strip of land 20 feet wide lying 20 feet South of the hereinafter

described Line "A" and a strip of land 60 feet wide lying 20 feet North and 40 feet South of the hereinafter

described Line "B":

LINE A:

Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 19, Township 36 North, Range 4 East, W.M.;

Thence South 86 degrees 40'31" East along the North line of said subdivision, a distance of 407.07 feet to

the East right-of-way line of Colony Road;

Thence Northerly along a curve to the left having a chord bearing of North 21 degree 03'34" East, a radius

of 1,175.92 feet, a central angle of 12 degrees 27'56", and an arc distance of 255.84 feet to the initial point

of this line description;

Thence South 74 degrees 41'14" East, a distance of 95.56 feet to the terminal point of this line description.

LINE B:

Beginning at the terminal point of Line "A" above;

Thence South 74 degrees 41'14" East, a distance of 75.00 feet to the terminal point of this line description.

Situating in Skagit County, Washington.



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