



201503030097

Skagit County Auditor

3/3/2015 Page

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4

\$75.00

3:28PM

When recorded return to:

Warner P. Lucas and Galina G. Lucas
1415 Horton Lane
Mount Vernon, WA 98273

Filed for record at the request of



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023081

P24789, P24886

CHICAGO TITLE
620023081

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015657
MAR - 3 2015

Amount Paid \$ **5024.60**

Skagit Co. Treasurer
By **HB** Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mikhail I. Kazakov and Larisa A. Kazakova, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Warner P. Lucas and Galina G. Lucas, husband and wife

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

Parcel "A":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4
East Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision, that is 434 feet East of the Southwest
corner thereof; thence Northerly along a line which would intersect the South line of the former
Puget Sound and Cascade Railway Company right-of-way, at a point 412 feet Easterly of the
intersection of said South line with the West line of said Northeast 1/4 of the Southwest 1/4, a
distance of 587.5 feet; thence West 150 feet; thence Southerly to a point on the South line of said
subdivision that is 150 feet West of the point of beginning; thence East to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a
strip of land approximately 16 feet in width, described as follows:

Beginning at a point on the South line of the County road which runs along the North line of said
subdivision, 406 feet East of the West line of said subdivision; thence due South to the North line
of the Puget Sound and Cascade Railway; thence East along said North line a distance of 16 feet;
thence due North to a point on the South line of said County road which is 422 feet East of the

STATUTORY WARRANTY DEED

(continued)

West line of said subdivision; thence West along said South line 16 feet to the point of beginning.

ALSO, TOGETHER WITH a non-exclusive easement for ingress and egress and utilities over the Easterly 16 feet of the following described tract.

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East Willamette Meridian, lying East of the East line of that certain tract conveyed to Keith S. Johnson, et ux., by Deed recorded May 15, 1978, under Auditor's File No. 879518, South of the North line of the abandoned Puget Sound and Cascade Railway, North of the North line of that certain tract sold to James R. Burns, et ux., by instrument dated September 7, 1967 and recorded September 22, 1967, under Auditor's File No. 704744, extended East and West of the following described line:

Beginning at a point on the South line of the County road which runs along the North line of said subdivision, 406 feet East of its intersection with the West line of said subdivision; thence due South to the North line of the Puget Sound and Cascade Railway; thence East along said railway a distance of 16 feet to the true point of beginning of the line to be described; said point being on the West line of that certain tract of land conveyed to Robert Shaffer, et ux., by Deed dated July 25, 1957, and recorded August 6, 1957, under Auditor's File No. 554570, Records of Skagit County, Washington; thence South along said Shaffer Tract to the Northwest corner of that certain tract conveyed to Robert E. Shaffer, et ux., by Deed recorded April 12, 1965 under Auditor's File No. 664712, Records of Skagit County, Washington; thence South along said Shaffer Tract to the Easterly extension of the North line of said Burns Tract and the terminal point of said line.

Situated in Skagit County, Washington.

Parcel "B":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East Willamette Meridian, lying East of the East line of that certain tract of land conveyed to Keith S. Johnson, et ux., by Deed recorded May 15, 1978, under Auditor's File No. 879518, and East of the East line of that certain tract of land sold to James R. Burns, et ux., by instrument dated September 7, 1967, and recorded September 22, 1967, under Auditor's File No. 704744, and lying South of the North line of the abandoned Puget Sound and Cascade Transportation Co., (formerly Puget Sound and Cascade Railway Co.) conveyed to Lloyd E. Nelson, by Deed recorded March 30, 1945, under Auditor's File No. 379200, Records of Skagit County, Washington, and lying North of the North line of that certain tract of land sold to William Walker, et ux., by instrument recorded January 31, 1966, under Auditor's File No. 678101, Records of Skagit County, Washington, and North of said North line extended West and lying Westerly of the following described line:

Beginning at a point on the South line of the County road which runs along the North line of said subdivision, 406 feet East of its intersection with the West line of said subdivision; thence due South to the North line of the Puget Sound and Cascade Railway; thence East along said railway a distance of 16 feet to the true point of beginning of the line to be described; said point being on the West line of that certain tract of land conveyed to Robert Shaffer, et ux., by Deed dated July 25, 1957 and recorded August 6, 1957, under Auditor's File No. 554570, Records of Skagit County, Washington; thence South along said Shaffer Tract to the Northwest corner of that certain tract conveyed to Robert E. Shaffer, et ux., by Deed recorded April 12, 1965, under Auditor's File No.

STATUTORY WARRANTY DEED

(continued)

664712, Records of Skagit County, Washington; thence South along said Shaffer Tract to the Westerly extension of the North line of the William Walker Tract as described in Instrument recorded under Auditor's File No. 678101, Records of Skagit County, Washington, or until the Shaffer Tract intersects the East line of the James R. Burns Tract as set forth above, whichever occurs first, and the terminus of said line.

EXCEPTING from the above described premises, that portion thereof lying North of that certain tract conveyed to James R. Burns, et ux., by Deed dated September 7, 1967, and recorded September 22, 1967, under Auditor's File No. 704744, extended East.

Situated in Skagit County, Washington.

Parcel "C":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 34 North, Range 4 East Willamette Meridian, described as follows:

Beginning at point on the South line of said subdivision that is 434 feet East of the Southwest corner thereof; thence Northerly along a line which would intersect the South line of the former Puget Sound and Cascade Railway Company right-of-way at a point 412 feet Easterly of the intersection of said South line with the West line of said Northeast 1/4 of the Southwest 1/4, which line bears North 2° 58' 11" West, a distance of 587.5 feet to the Northeast corner of that certain tract sold to James R. Burns, et ux., by instrument dated September 7, 1967 and recorded September 22, 1967, under Auditor's File No. 704744, Records of Skagit County, Washington, and which point is the true point of beginning of this property description; thence North 89° 24' 04" West along the North line of said James R. Burns Tract, and said North line extended, said North line being also the South line of that tract of land conveyed to Gary L. Curry and Jandraleen L. Curry, husband and wife, by instrument dated May 31, 1988 and recorded June 1, 1988, under Auditor's File No. 8806010027, Records of Skagit County, Washington, a distance of 150.25 feet to the Northeasterly corner of Lot 15 of "THUNDERBIRD EAST THIRD ADDITION", as recorded June 17, 1983, in Volume 13 of Plats, Pages 69 and 70, under Auditor's File No. 8306170021; thence North 2° 59' 39" West along the Northerly projection of the East line of said Lot 15 of the plat of "THUNDERBIRD EAST THIRD ADDITION", a distance of 12.02 feet, thence South 89° 24' 04" East along a line which is parallel to and 12.00 feet North of and at right angles to the North line of said James R. Burns Tract, a distance of 172.92 feet, more or less, to the West line of that tract of land conveyed to Robert Shaffer, et ux., by Deed recorded April 12, 1965 under Auditor's File No. 664712, Records of Skagit County, Washington, being also the East line of said Gary L. Curry Tract; thence South 0° 20' 41" West along the West line of said Shaffer Tract, a distance of 12.00 feet, more or less, to a point on the Easterly extension of the North line of said James R. Burns Tract, said point being also the Southeast corner of said Gary L. Curry Tract; thence North 89° 24' 04" West along said Easterly extension of the North line of said James R. Burns Tract, a distance of 21.97 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

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

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P24789 / 340415-0-015-0002. P24886 / 340415-3-014-0106

Dated: February 18, 2015

Mikhail I. Kazakov
Mikhail I. Kazakov

Larisa A. Kazakova
Larisa A. Kazakova

State of FLORIDA

County of MANATEE

I certify that I know or have satisfactory evidence that MIKHAIL I. KASAKOV AND LARISA A. KAZAKOVA is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument

Dated: February 19, 2015

Debra D Fairchild-Turner
Name: DEBRA D. FAIRCHILD-TURNER
Notary Public in and for the State of FLORIDA
Residing at: 1045 CORONADO AVE, APT. 302 SARASOTA, FL 34236
My appointment expires: September 17, 2017

