



201505190073

Skagit County Auditor \$74.00
5/19/2015 Page 1 of 3 3:22PM

When recorded return to:
Lisa Elzey and Richard Hirschi
1260 Tinas Coma Drive
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 107268

Statutory Warranty Deed

107268-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Vasily Yarovoy and Galina Yarovoy, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lisa Elzey and Richard Hirschi, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 49, Tinas Coma

Tax Parcel Number(s): P117084, 4755-000-049-0000

Lot 49, "PLAT OF TINAS COMA," as per Plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, 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 5-19-15

[Signature]
Vasily Yarovoy

[Signature]
Galina Yarovoy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151983
MAY 19 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$9,795.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Vasily Yarovoy and Galina Yarovoy, 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: 5/19/15

[Signature]

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Wheeler
My appointment expires: 1/07/2019

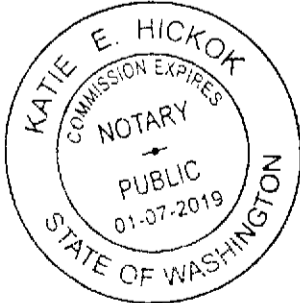


Exhibit A

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts
Recorded: July 10, 1996
Auditor's No: 9607100037
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

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

Plat/Subdivision Name: Tinas Coma
Recorded: August 11, 2000
Auditor's No: 200008110004

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

Dated: August 16, 2000
Recorded: August 24, 2000
Auditor's No: 200008240005
Executed by: Property Investors, LLC, a Washington limited liability company

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company, State of Washington,
County of Skagit, Nationwide Cablevision, Puget Sound
Power and Light
Dated: Not Disclosed
Recorded: July 6 1977
Auditor's No: 859943
Purpose: Utility purposes
Area Affected: That part of vacated Anacortes Street in Lots 32, 33. Tracts
"H" and "J"

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Crowther Properties LLC
Recorded: June 26, 2009
Auditor's No.: 200906260093
Area Affected: A 10 foot strip in common areas Tracts B and C

F. Any tax, fee, assessments or charges as may be levied by Tinas Coma Homeowner's Association.