

When recorded return to:
Yevgeniy Kazakov
1901 E. Olive Street
Mount Vernon, WA 98274



Skagit County Auditor \$74.00
6/11/2015 Page 1 of 3 1:46PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024062

CHICAGO TITLE
620024062 STATUTORY WARRANTY DEED

THE GRANTOR(S) Darcy A. Rivas, Unmarried as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Yevgeniy Kazakov, A Single man

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

Lot 4, LAXDAL ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 7,
records of Skagit County, Washington.

TOGETHER with that portion of vacated alley adjacent on the North as vacated by the City of
Mount Vernon Resolution No. 4661, which attached by operation of law.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P67167 / 3943-000-004-0000

Subject to:

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

Dated: June 8, 2015

Darcy A. Rivas

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 2/62
JUN 11 2015

Amount Paid \$ 3,155.60
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County Skagit of Skagit

I certify that I know or have satisfactory evidence that Darcy A Rivas

(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 10, 2015



Martin E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 23, 1994
Auditor's No.: 9409230026, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Easement No. 1: All streets and road rights-of-ways and any greenways or common area as now or hereafter designed, platted, and/or constructed within the 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 and coincident with the boundaries of all private/public street and road rights-of-ways.
2. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 24, 1953
Auditor's No.: 493210, records of Skagit County, Washington
Executed by: O.S. Laxdal and Olive S. Laxdal, husband and wife, and Theo B. Brusegaard and Gladys R. Brusegaard, husband and wife
3. Public or private easements, if any, over vacated portion of said premises.
4. Easement as disclosed by inspection on January 30, 1996
For: Drainage
Affects: A strip adjacent to the Northern boundary of said premises
5. Assessments, if any, levied by City of Mount Vernon.
6. City, county or local improvement district assessments, if any.