



201510150086

When recorded return to:

Mr. and Mrs. Maksim V. Chirva
3012 Withers Place
Mount Vernon, WA 98274

Skagit County Auditor \$75.00
10/15/2015 Page 1 of 3 1:58PM

Filed for Record at Request of
Leo Palmer Escrow, Inc.
Escrow Number: 13596

Grantor: Robert M. Livesay and Julie A. Thompson
Grantee: Maksim V. Chirva and Natalya Chirva

CHICAGO TITLE
620025172

Statutory Warranty Deed

THE GRANTORS Robert M. Livesay and Julie A. Thompson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Maksim V. Chirva and Natalya Chirva, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portion: 3 And 4 Block: 42 Town Of Montherme TGW Vacated Road And RR Row Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P74675/4135-042-004-0008

Dated October 9, 2015

Robert M. Livesay

Julie A. Thompson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154213
OCT 15 2015

STATE OF Idaho
COUNTY OF Elmore } SS:

Amount Paid \$ 3209.⁰⁰
Skagit Co. Treasurer
By nm Deputy

I certify that I know or have satisfactory evidence that Robert M. Livesay and Julie A. Thompson

the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: October 9, 2015

Notary Public in and for the State of Idaho
Residing at Elmore County
My appointment expires: 10/10/2020

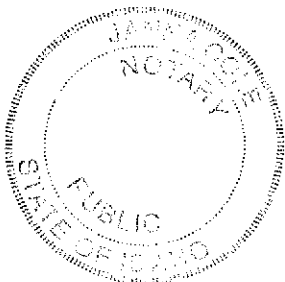


EXHIBIT A

Lot 3, EXCEPT the Southeasterly 10 feet thereof, and the Southeasterly Half of Lot 4, Block 42, PLAT OF THE TOWN OF MONTBORNE, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;
EXCEPT that portion thereof conveyed to Skagit County for road purposes.
TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining the Southwesterly end of said lots;
ALSO TOGETHER WITH that portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of Line "RR" described in Judgment & Decree Quietening Title entered May 11, 1992, in Skagit County Superior Court No. 91-2-00070-3, lying Southerly of the North line of the said Southeasterly Half of Lot 4, Block 42, extended and Northerly of the Southeasterly 10 feet of Lot 3, Block 42, extended.
EXCEPT that portion conveyed on March 7, 2003 under Auditor's File No. 200603070033, records of Skagit County.
Situated in Skagit County, Washington

SUBJECT TO:

Public or private easements, if any, over vacated portion of said premises.

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 29, 1979 Auditor's No(s): 895629, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sanitary Sewers

Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the Department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, page 12, under Auditor's No. 173578, records of Skagit County, Washington.

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water

Low Flow Mitigation Summary including the terms, covenants and provisions thereof
Recording Date: June 12, 2002
Recording No.: 200206120237

Protected Critical Area Site Plan including the terms, covenants and provisions thereof
Recording Date: June 12, 2002
Recording No.: 200206120238

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Clarence M. Vandergrien Jr. and Lona Vandergrien, husband and wife
Purpose: Garage and carport
Recording Date: March 7, 2006
Recording No.: 200603070034

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 Survey:
Recording No: 200207240030

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 Survey:
Recording No: 200605120001

Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: August 28, 2006
Recording No.: 200608280161

Plat Lot of Record Certification including the terms, covenants and provisions thereof
Recording Date: October 15, 2006
Recording No.: 200610160180