



201606080064

When recorded return to:
Uladimir Patapovich
13241 Buchanan Lane
Mount Vernon, WA 98273

Skagit County Auditor

\$76.00

6/8/2016 Page

1 of

4 3:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

7525 SE 24th St., Suite 325
Mercer Island, WA 98040

Escrow No.: 0066369-OC

CHICAGO TITLE
620025949

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin E. Richmond and Tammy L. Richmond, 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 *Uladimir Patapovich, a married man as
his separate estate*

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.)

PTN LOT 16 SUNSET ADD TO CLEAR LAKE AND PTN SE NW, 12-34-04

Tax Parcel Number(s): P24602 / 340412-2-004-0004, P112366 / 4027-000-016-0100,

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully
incorporated herein.

June 3,

Dated: *May 14,* 2016

Benjamin E. Richmond

Tammy L. Richmond

2016 2329
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 08 2016

Amount Paid \$ *5523.00*
Skagit Co. Treasurer
By *MF* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of ~~ST. CLOT~~ Snohomish

I certify that I know or have satisfactory evidence that Benjamin E. Richmond and Tammy L. Richmond are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 3, 2016
Cheri L. Dunn
Name: Cheri L. Dunn
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 9/29/2018

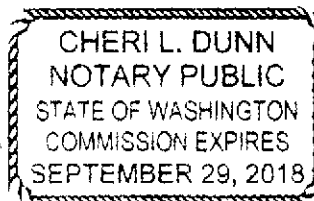


EXHIBIT "A"
Legal Description

PARCEL A:

All that part of the Southeast quarter of the Northwest Quarter of Section 12, Township 34 North, Range 4

East, W.M., lying West of the paved highway;

EXCEPT that portion thereof described as follows:

BEGINNING at a point where the West line of the Clear Lake and McLeod County Road intersects the North line of said Southeast quarter of the Northwest quarter of said Section;

Thence West along the North line of said Southeast quarter of the Northwest Quarter, 1172.70 feet;

Thence South 526.4 feet;

Thence East 974.3 feet to the West line of said County Road;

Thence Northeasterly along said road line to the place of beginning;

ALSO EXCEPT that portion lying South of the North 526.4 feet thereof.

Situated in Skagit County, Washington

PARCEL B:

The East 35 feet of Lot 16, PLAT OF SUNSET ADDITION TO CLEAR LAKE, according to the Plat thereof

recorded in Volume 4 of Plats, Page 38, records of Skagit County, Washington.

Situated in Skagit County, Washington

**EXHIBIT A
EXCEPTIONS**

Order No.: 0066369-OC

Terms, conditions, and restrictions of that instrument entitled Skagit County Department of Planning and Community Development;

Recorded: January 10, 1997

Auditor's No(s): 9701100100, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: August 29, 1997

Auditor's No(s): 9708290151, records of Skagit County, Washington

As Follows: The above property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

Terms, conditions, and restrictions of that instrument entitled Maintenance Agreement;

Recorded: September 15, 1997

Auditor's No(s): 9709150088, records of Skagit County, Washington