



201608150038

When recorded return to:
Sergey I. Savchuk and Svetlana Savchuk
P.O. Box 30647
Bellingham, WA 98228-2647

Skagit County Auditor \$74.00
8/15/2016 Page 1 of 2 10:21AM

Recorded at the request of:
Guardian Northwest Title
File Number: A111726

Statutory Warranty Deed

A111726
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kelly McCullum, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sergey I. Savchuk and Svetlana Savchuk, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 5, Fred Meyer Retail Store Binding Site Plan

Tax Parcel Number(s): P104518, 8013-000-005-0000

Lot 5, "FRED MEYER RETAIL STORE BINDING SITE PLAN", approved December 29, 1993 and recorded January 10, 1994, under Auditor's File No. 9401100038, Volume 11 of Short Plats, pages 41-48, inclusive, as Amended by document recorded November 3, 1997, as Auditor's File No. 9711030141, in Book 13 of Short Plats, page 57, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Northwest ¼ of Section 5, Township 34 North, Range 4 East, W.M.

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 8/08/2016


Kelly McCullum

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

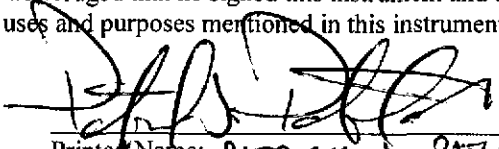
12113540
AUG 15 2016

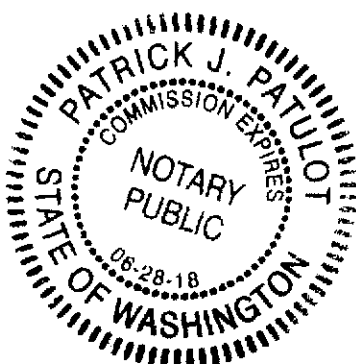
Amount Paid \$12,465.00
Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Kelly McCullum, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: AUG 11, 2016


Printed Name: PATRICK J. PATULOT
Notary Public in and for the State of Washington
Residing at SEATTLE
My appointment expires: JUNE 28, 2018



Order No:

EXHIBIT A

EXCEPTIONS:

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

Recorded: September 10, 1993
Auditor's No.: 9309100062
Executed By: Roundup Co., a Washington Corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: January 5, 1995
Recorded: October 16, 1996
Auditor's No.: 9610160077

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Burlington
And: Fred Meyer/Roundup Company
Dated: November 23, 1994
Recorded: November 30, 1994
Auditor's No.: 9411300063
Regarding: Sewer Fees

C. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Fred Meyer Retail Store Binding Site Plan
Recorded: January 10, 1994
Auditor's No.: 9401100038

Said Binding Site Plan was amended by a document recorded November 3, 1997 as Auditor's File No. 9711030141; reference is hereby made to the record for the specifics of said amendment.

Said Binding Site Plan was further amended to eliminate some Public Utility District Easements by Deed recorded July 31, 2008 as Auditor's File No. 200807310109.