

When recorded return to:  
Genady Gnesin and Irina A Gnesin  
2907 East Broadway Street  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112036



201608190087  
Skagit County Auditor \$74.00  
8/19/2016 Page 1 of 2 2:00PM

**Statutory Warranty Deed**

112036  
GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Epifanio Rodriguez and Aime Rodriguez, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Genady Gnesin and Irina A. Gnesin, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 3, East Section Heights Div. 2

Tax Parcel Number(s): P111949, 4701-000-003-0000

Lot 3, "PLAT OF EAST SECTION HEIGHTS DIVISION NO. 2", as per plat recorded in Volume 16 of Plats, pages 189 through 191, inclusive, 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 8-17-16  
  
Epifanio Rodriguez

Aime Rodriguez

20163649  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

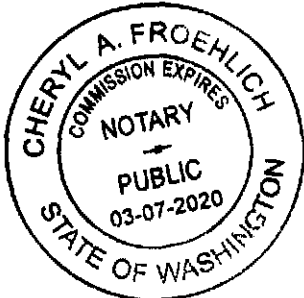
AUG 19 2016

STATE OF Washington  
COUNTY OF Skagit } SS:

Amount Paid \$ 3903.20  
By WF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Epifanio Rodriguez and Aime Rodriguez, 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: 8-17-16



Printed Name: Katie Hickok Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 11/07/2019 3/17/20

*Exhibit A*  
**SCHEDULE "B-1"**

**EXCEPTIONS:**

A. Terms and conditions of City of Mount Vernon Ordinance No. 2627 as recorded August 24, 1995 under Auditor's File No. 9508240024.

B. **AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Between: City of Mount Vernon, a municipal corporation of the State of Washington  
And: Danny D. O'Neill and Debra L. O'Neill, husband and wife;  
and Joseph D. Woodmansee and Kimberly A. Woodmansee, husband and wife  
Dated: April 5, 1996  
Recorded: April 11, 1996  
Auditor's No.: 9604110037  
Regarding:

"On April 10, 1996, the City approved a final plat of the above described property subject to execution by the Developers of an agreement (1) appointing the City as attorney-in-fact for the signing of a petition to form a local improvement district for street improvements benefiting the property described above, and (2) requiring the Developers to waive their right under RCW 35.43.180 to protest formation of a local improvement district for carrying out those street improvements."

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:

Plat/Subdivision Name: East Section Heights Division 2  
Recorded: September 23, 1997  
Auditor's No.: 9709230061

D. **AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Public Utility District No. 1 of Skagit County, a municipal corporation of the State of Washington  
And: Epifanio and Aime Rodriguez, husband and wife  
Dated: September 23, 2002  
Recorded: September 24, 2002  
Auditor's No.: 200209240012  
Regarding: "...constructing and maintaining a fence on the Owners property over and adjacent to an existing District waterline on a non-exclusive easement deeded to the District under Auditor's File No. 199709230061..."