

When recorded return to:

BYK Construction Inc.

1003 Cleveland St.
Mount Vernon, WA 98273



Skagit County Auditor

11/14/2016 Page

1 of

4 1:49PM

\$76.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028344

CHICAGO TITLE

620028344

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Janicki and Susan Janicki, 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 BYK Construction Inc., a Washington corporation

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.)

Lot(s): Ptn tract A Short Plat 41-77 Tax/Map ID(s):

Tax Parcel Number(s): P33712 / 350302-4-006-0307,

Subject to:

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

Dated: October 27, 2016

Peter Janicki

Susan Janicki

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165145

NOV 14 2016

Amount Paid \$1,073.00

Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Peter Janicki and Susan Janicki 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: October 28, 2016
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: ARLINGTON
My appointment expires: 10/27/2018

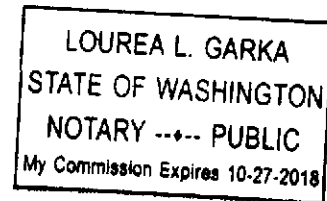


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P33712 / 350302-4-006-0307

The South 164.38 Feet of the East 265 Feet of Tract A, SKAGIT COUNTY SHORT PLAT NO. 41-77, approved July 27, 1977, and recorded July 28, 1977, in Volume 2 of Short Plats, page 92, under Auditor's File No. 861565, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of Section 2, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Olympic Pipe Line Company
Purpose: Pipe line , together with right of ingress and egress
Recording Date: November 4, 1963 and July 14, 1964
Recording No.: 645265 and 686277
Affects: Undisclosed portion of the South half of Southeast Quarter

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 12, 2008
Recording No.: 200808120118

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 19, 2008
Recording No.: 200809190124

3. Lot of record certification

Recorded: January 9, 2007
Recording No.: 20701090011

4. Restrictive Covenant including the terms, covenants and provisions thereof

Recording Date: August 24, 2007
Recording No.: 200708240150

5. Boundary line adjustment deed including the terms, covenants and provisions thereof

Recording Date: August 24, 2007
Recording No.: 200708240149

6. City, county or local improvement district assessments, if any.