

When recorded return to:

**EVGENY GONCHAR**  
**2080 LITTLE MOUNTAIN ROAD**  
**MOUNT VERNON, WA 98273**

Filed for Record at Request of  
**WHATCOM LAND TITLE CO., INC.**  
Escrow Number: W-137597

#01-160588-0

**Statutory Warranty Deed**

**Land Title and Escrow**

Grantor: **JORY E. MULLEN**

Grantee: **EVGENY GONCHAR and ELENA GONCHAR**

**THE GRANTOR JORY E. MULLEN, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EVGENY GONCHAR and ELENA GONCHAR, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington**

**Abbreviated Legal: PTN NE ¼ OF SW ¼, 28-34-4 E. W.M.**

**For Full Legal See Attached Exhibit "A"**

**SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS**

**Tax Parcel Number(s): 340428-3-003-0005 P28026**

Dated

1-25-2017

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

2017414

JAN 31 2017

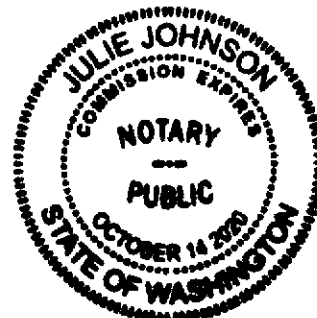
Amount Paid \$ 7463.20

Skagit Co. Treasurer

By HJB

Deputy

JORY E. MULLEN



STATE OF WASHINGTON

COUNTY OF Mason ss:

I certify that I know or have satisfactory evidence that JORY E. MULLEN is the person who appeared before me, and said person acknowledged that HE signed this instrument and acknowledge it to be HIS fee and voluntary act for the uses and purposes mentioned in

DATED: 1-25-17 Julie Johnson this instrument.

Notary Public in and for the State of  
Residing at Shelton WASHINGTON  
My appointment expires 10-14-2020

## EXHIBIT A

### DESCRIPTION:

That portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the South line of the County Road running along the North line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;  
thence South along the East line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , a distance of 400 feet to the Southeast corner of that certain tract conveyed to Floyd M. Alexander and Goldie N. Alexander, husband and wife, by instrument dated April 19, 1960, recorded under Auditor's File No. 593453, and the true point of beginning;  
thence continue Southerly along the East line of said subdivision a distance of 300 feet, more or less, to the Northeast corner of a tract sold to Marilyn R. Humphries by instrument dated December 20, 1968, recorded December 30, 1968, under Auditor's File No. 721887;  
thence Westerly, parallel with the South line of said subdivision, to the Easterly line of the Little Mountain County Road No. 323;  
thence Northerly along said Easterly line to its intersection with the Westerly projection of the South line of the aforementioned F. M. Alexander Tract;  
thence Easterly along said line to the true point of beginning.

EXCEPT any portion conveyed to the County of Skagit by deed recorded July 18, 1988, under Skagit County Auditor's File No. 8807180003.

Situate in the County of Skagit, State of Washington.

**EXCEPTIONS:**

**A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: Being located on the above described property beginning at a point on the West line that is approximately 20 feet South of the Northwest corner thereof; thence following the approximate bearings and distances of: North 90° East, 320 feet; South 34° East, 150 feet to its terminus.  
Dated: Not disclosed  
Recorded: July 31, 1979  
Auditor's No.: 7907310023

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

Between: Ronald Meyer, a single man  
And: Little Mountain East, L.L.C., Blackburn Southeast, L.L.C. and Blackburn North, L.L.C.  
Dated: December 28, 2006  
Recorded: January 5, 2007  
Auditor's No.: 200701050124  
Regarding: Portion of subject property

**C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF**

Between: Nordeo Group, LLC, a Washington limited liability company, Craig E. Cammock, a single man, and Chris E. Cammock & Shaun M. Cammock, husband and wife  
And: Little Mountain East, L.L.C., a Washington limited liability company, Blackburn Southeast, L.L.C., a Washington limited liability company, and Blackburn North, L.L.C., a Washington limited liability company  
Dated: December 26, 2006  
Recorded: January 5, 2007  
Auditor's No.: 200701050125  
Regarding: Portion of subject property

**D. LETTER AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: August 22, 1985  
Auditor's No.: 8508220049

EXCEPTIONS CONTINUED:

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Energy, Inc., a Washington Corporation
Purpose:	The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected:	As constructed
Recorded:	September 10, 2012
Auditor's No.:	201209100125

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Washington Federal, a National Association
Purpose:	Ingress, egress and utilities
Area Affected:	As constructed
Dated:	July 16, 2014
Recorded:	July 21, 2014
Auditor's No.:	201407210086

...END OF EXHIBIT "A"...