

When recorded return to:

Aundre Renee Garcia and Shena Beall Garcia,
husband and wife
128 Brittany Street
Mount Vernon, WA 98274



201706300230

Skagit County Auditor

\$78.00

6/30/2017 Page

1 of

6 3:55PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031027

CHICAGO TITLE
620031027

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vyacheslav Gonchar and Irina A. Gonchar, husband and wife and Andrey Y. Nagorny and Lyubov A. Nagornaya, 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 Aundre Renee Garcia and Shena Beall Garcia, husband and wife

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): 1 CEDAR HEIGHTS WEST

Tax Parcel Number(s): P125067 / 4904-000-001-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20172991

JUN 30 2017

Amount Paid \$5914.60

Skagit Co. Treasurer

By HB

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 28, 2017

V. Gonchar
Vyacheslav Gonchar

Irina A. Gonchar

By V. Gonchar
Irina A. Gonchar, by Vyacheslav Gonchar as attorney in fact

Andrey Y. Nagornyy

by V. Gonchar
Andrey Y. Nagornyy by Vyacheslav Gonchar as attorney in fact

Lyubov A. Nagornaya

by V. Gonchar
Lyubov A. Nagornaya by Vyacheslav Gonchar as attorney in fact

STATUTORY WARRANTY DEED

(continued)

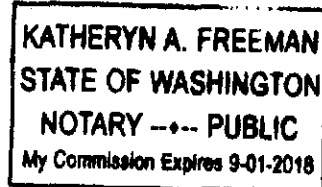
State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Vyacheslav Gonchar is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Andrey Y. Nagornyy and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 29, 2017

Kath A. Freeman
Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018



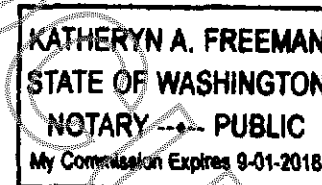
State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Vyacheslav Gonchar is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Lyubov A Nagornay and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 29, 2018 ^{FAP}

Kath A. Freeman
Name: Katheryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018



State of Washington

STATUTORY WARRANTY DEED
(continued)

County of SKAGIT

I certify that I know or have satisfactory evidence that Vyacheslav Gonchar is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Irina A Gonchar and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 29, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish, WA
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Vyacheslav Gonchar is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 29, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish, WA
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P125067 / 4904-000-001-0000

Lot 1, CEDAR HEIGHTS WEST, according to the Plat thereof recorded September 22, 2006 under Auditor's File No. 200609220186, records of Skagit County, Washington.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 22, 2006
Auditor's No(s): 200605220169, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet of said premises adjacent to street
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, 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 applicable law, as set forth on Cedar Heights West:

Recording No: 200609220186
3. Covenants, conditions, restrictions and easements 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: October 19, 2006
Recording No.: 200610190062
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cedar Heights West Homeowners Association
Recording Date: October 19, 2006
Recording No.: 200610190062
5. Terms, conditions, and restrictions of that instrument entitled Skagit County Right to Farm Disclosure;
Recorded: March 8, 2007
Auditor's No(s): 200703080146, records of Skagit County, Washington
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.
8. Assessments, if any, levied by Cedar Heights West Homeowners Association.