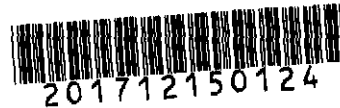


When recorded return to:
David Russell
22908 Vickie Lane
Sedro Woolley, WA 98284



Skagit County Auditor
12/15/2017 Page

1 of

\$78.00
5 3:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032811

CHICAGO TITLE
621032811

STATUTORY WARRANTY DEED

THE GRANTOR(S) Igor Dovgalyuk and Mariya Dovgalyuk, 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 David Russell, an unmarried man

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): 19B GARDEN MEADOW DIV. 2

Tax Parcel Number(s): P100813 / 4564-000-019-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 5824
DEC 15 2017


Amount Paid \$ 4846.60
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 11, 2017



Igor Dovgalyuk

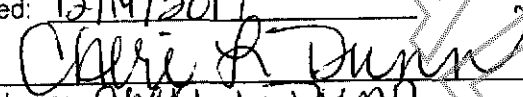


Mariya Dovgalyuk

State of WASHINGTON
County of ~~SKAGIT~~ SNODGRASS

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

Dated: 12/14/2017



Name: Cheri R. Dunn
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 9/29/2018



STATE OF WASHINGTON
COUNTY OF SNOHOMISH

SS.

I certify that I know or have satisfactory evidence that Mariya Dovgalyuk
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this
instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this
instrument..

Dated: 12/14/2017

Cheri L Dunn

Notary name printed or typed: Cheri L Dunn
Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 09/29/2018

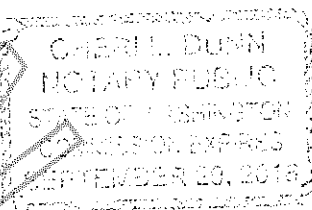


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P100813 / 4564-000-019-0100

Lot 19B, "Plat of Garden Meadow, Division No. 2", according to the plat thereof, recorded under Auditor's File No. 9110100033, in Volume 14 of Plats, Page 202, records of Skagit County, Washington.

Situate in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. 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 **PLAT OF GARDEN MEADOW:**

Recording No: 8109290018

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 **PLAT OF GARDEN MEADOW DIV. NO. II:**

Recording No: 9110100033

3. 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: April 29, 1981
Recording No.: 8104290048

4. Title Notification including the terms, covenants and provisions thereof

Recording Date: February 19, 2015
Recording No.: 201502190061

5. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: December 31, 2014
Recording No.: 201412310101

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