

When recorded return to:
Steven Lew Dubovsky and Karen Lynn Cook
49 LeBrun Circle
Amherst, NY 14226

201808230024
08/23/2018 11:24 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020035553

Escrow No.: 620035553

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald A. Barford and Klara Barford, 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 Steven Lew Dubovsky, an unmarried person and Karen Lynn Cook, an unmarried person

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): 2 SKAGIT COUNTY SHORT PLAT NO. 7-87

Tax Parcel Number(s): P15392 / 330304-2-002-0305

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183724
AUG 23 2018

Amount Paid \$ 31,155.⁰⁰
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 13, 2018

Donald A. Barford

Donald A. Barford

Klara Barford
Klara Barford

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Donald A. Barford and Klara Barford 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: August 20, 2018

Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish co.

My appointment expires: 9-01-2018

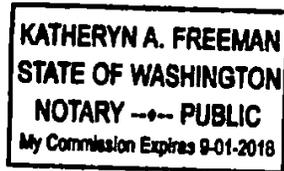


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P15392 / 330304-2-002-0305

PARCEL A:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 7-87, recorded June 12, 1989, in Volume 8 of Short Plats, page 132, under Auditor's File No. 8906120012, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across the South 60 feet of Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 7-87, recorded June 12, 1989, in Volume 8 of Short Plats, page 132, under Auditor's File No. 8906120012, records of Skagit County, Washington.

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:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	October 31, 1978
Recording No.:	890398
Affects:	Portion of said premises

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 SKAGIT COUNTY SHORT PLAT NO. 7-87:

Recording No: 8906120012

3. Declaration of Easements and Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: September 9, 2002
Recording No.: 200209090098

4. Declaration of Easements and Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: September 15, 1999
Recording No.: 199909150096

5. Skagit County Planning and Permit Center Findings of Fact - Administrative Decision PL02-0326 including the terms, covenants and provisions thereof

Recording Date: August 2, 2002
Recording No.: 200208020101

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