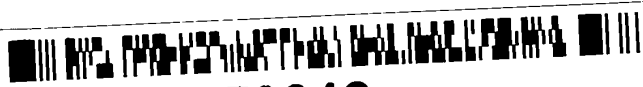


When recorded return to:
Dennis Martin and Hang Thi Nguyen
901 South 30th Street
Mount Vernon, WA 98274


201903050042
03/05/2019 01:33 PM 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

Escrow No.: 620036532

CHICAGO TITLE

620036532

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aleksandr Gonchar and Nina Gonchar, 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 Dennis Martin and Hang Thi Nguyen, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 10, Plat of Eastgate South, according to the plat thereof, recorded January 6, 2006, under
Skagit County Auditor's File No. 200601060119, records of Skagit County, Washington.
Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123916 / 4881-000-010-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019796
MAR 05 2019

Amount Paid \$6,929.²⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 28, 2019

A. Gonchar
Aleksandr GoncharN. Gonchar
Nina GoncharState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Aleksandr Gonchar and Nina Gonchar 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.

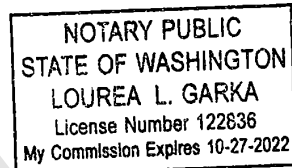
Dated: March 1, 2019Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

EXHIBIT "A"

Exceptions

1. RESERVATION CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, husband and wife
 Recorded: April 17, 1902
 Auditor's No.: 39602, Volume 44 of Deeds, page 499
 As Follows: Excepting and reserving all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

We have made no determination as to the current ownership of said reservation.

2. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 8-80
 Recorded: May 30, 1980
 Auditor's No.: 8005300027

3. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: May 10, 1991
 Auditor's No.: 9105100035

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
 Dated: November 17, 2005
 Recorded: December 5, 2005
 Auditor's No.: 200512050116
 Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:**Easement No. 1:**

All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex,

EXHIBIT "A"

Exceptions
(continued)

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 Eastgate South:

Recording No: 200601060119

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Mount Vernon.