

When recorded return to:
David Bondar and Kateryna Bondar
811 South LaVenture Road Unit E
Mount Vernon, WA 98274



201906140085

06/14/2019 02:22 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038580

CHICAGO TITLE CO.

620038580

STATUTORY WARRANTY DEED

THE GRANTOR(S) Daniel D. Lomsdalen and Pamela L. Lomsdalen, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to David Bondar and Kateryna Bondar, a married couple and
Larisa Lukyanovich, a married person as her sole and separate property

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): 28 HOMESTEAD PLACE

Tax Parcel Number(s): P122272 / 4846-000-028-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192347

JUN 14 2019

Amount Paid \$ **6,591.00**
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 12, 2019

Daniel D. Lomsdalen
Daniel D. Lomsdalen
Pamela L. Lomsdalen
Pamela L. Lomsdalen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel D. Lomsdalen and Pamela L. Lomsdalen 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: June 12 2019
Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

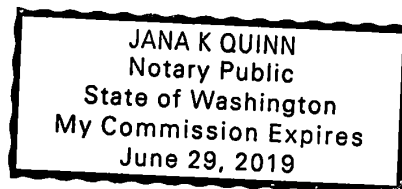


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P122272 / 4846-000-028-0000

LOT 28, PLAT OF HOMESTEAD PLACE SUBDIVISION, AS PER PLAT RECORDED ON DECEMBER 1, 2004, UNDER AUDITOR'S FILE NO. 200412010051, AND AMENDED MAY 6, 2005, UNDER AUDITOR'S FILE NO. 200505060135, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 11, 2004
 Auditor's No(s): 200410110031, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

 Easement No. 1: All streets and road right-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 15 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

 Said instrument is a re-recording of instrument (s);
 Recorded: July 26, 2004
 Auditor's File No(s): 200407260154, records of Skagit County, Washington

3. 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, 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 HOMESTEAD PLACE:

 Recording No: 200412010051 and amended under 200505060135

4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
 Recorded: December 14, 2004
 Auditor's No(s): 200412140045, records of Skagit County, Washington
 Executed By: Homestead NW Dev. Co.

EXHIBIT "B"Exceptions
(continued)

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 14, 2004
Auditor's No(s): 200412140045, records of Skagit County, Washington
Imposed By: Homestead Place Owners Association
6. Assessments, if any, levied by Homestead Place Owner's Association.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Burlington.