

When recorded return to:
Igor Vasilyevich Fedoruk
17213 Sockeye Drive
Mount Vernon, WA 98274

201910310094

10/31/2019 01:28 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040149

CHICAGO TITLE

620040149

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judy A. Heys, a married person and Kim A. Hoffman, a married person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Igor Vasilyevich Fedoruk, married as 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): 18 5 ACRE PARCEL SUBDIVISION NO. 522-81, FREMALI'S COUNTRY ESTATES,
PHASE II

Tax Parcel Number(s): P17798 / 330434-3-001-0406

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4793

OCT 31 2019

Amount Paid \$ 4,633.⁰⁰
Skagit Co. Treasurer
By *Man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 24, 2019

Judy A. Heys

George B. Heys

Kim A. Hoffman

Kim A. Hoffman

Mary Hoffman

Mary Hoffman

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Judy A. Heys and George B. Heys 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.

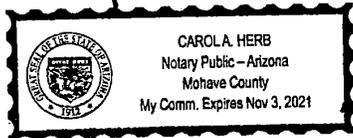
Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of ARIZONA
COCONINO County of MOHAVE

I certify that I know or have satisfactory evidence that Kim A. Hoffman and Mary Hoffman 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: OCTOBER 28, 2019



Carol A Herb
Name: CAROL A HERB
Notary Public in and for the State of ARIZONA
Residing at: MOHAVE COUNTY
My appointment expires: NOV. 3, 2021

STATUTORY WARRANTY DEED
(continued)

Dated: October 24, 2019

Judy A. Heys
Judy A. Heys

George B. Heys
George B. Heys

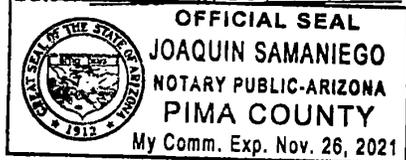
Kim A. Hoffman

Mary Hoffman

State of Arizona
County of Pima

I certify that I know or have satisfactory evidence that Judy A. Heys and George B. Heys 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: 10/28/2019



Joaquin Samaniego
Name: Joaquin Samaniego
Notary Public in and for the State of Arizona
Residing at: Pima County
My appointment expires: 11/26/2021

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that Kim A. Hoffman and Mary Hoffman 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

STATUTORY WARRANTY DEED
(continued)

EXHIBIT "B"
Exceptions

For APN/Parcel ID(s): P17798 / 330434-3-001-0406

Tract 18 of that certain 5 Acre Parcel Subdivision No. 522-81, entitled, "FREMALI'S COUNTRY ESTATES PHASE II," approved, November 11, 1982 and recorded November 24, 1982, under Auditor's File No. 8211240002, in Volume 6 of Short Plats, pages 35 and 36, records of Skagit County, Washington, and being located in Section 34, Township 33 North, Range 4 East, W.M.

Together with a non-exclusive easement for ingress, egress and utilities over and across that certain private road primarily 60 feet in width, as delineated on the face of said 5 Acre Subdivision No. 522-81, and also over and across that certain private road delineated on the face of that certain 5 Acre Parcel Subdivision No. 501-80, recorded under Auditor's File No. 8009250045, records of Skagit County, Washington.

Said road being designated as Tract "A" and as Fremali Lane on the face of said 5 Acre Subdivision Map Nos. 501-80 and 522-81.

Situate in the County of Skagit, State of Washington.

Together with a Park Model 1992 Fleetwood Parkplace 30X13 Serial Number 1EH4R3323N0801460

EXHIBIT "B"
Exceptions

1. 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 FREMALI'S COUNTRY ESTATES PHASE II (SUBDIVISION NO. 522-81):

Recording No: 8211240002

2. 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 SKAGIT COUNTY SHORT PLAT NO. 501-80:

Recording No: 8009250045

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: January 29, 1982
Recording No.: 8201290034

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 16, 1986
Recording No.: 8606160001

4. 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

EXHIBIT "B"Exceptions
(continued)

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: March 3, 1983
Recording No.: 8303030034

5. Reservations and recitals contained in the Deed as set forth below:

Recording Date: March 30, 1990
Recording No.: 9003300054

Said document provides for, among other things, the following:

6. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Fremali Corporation.