

When recorded return to:
Dmitro F. Kasyanchyk and Marina Kasyanchyk
614 North 17th Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1222

Apr 03 2020

Amount Paid \$5605.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041331

CHICAGO TITLE
620041331

STATUTORY WARRANTY DEED

THE GRANTOR(S) William E. Mueller and Diane P. Mueller, 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 Dmitro F. Kasyanchyk and Marina Kasyanchyk, a married
couple

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

Lot 20, View Crest No. 2, according to the plat thereof, recorded in Volume 14 of Plats, pages 193
and 194, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P100456/ 4573-000-020-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 30, 2020

William E. Mueller
William E. Mueller
Diane P. Mueller
Diane P. Mueller

State of ~~WASHINGTON~~ MD
County of ~~SKAGIT~~ Montgomery

I certify that I know or have satisfactory evidence that William E. Mueller and Diane P. Mueller 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 31, 2020

Celestine Shird
Name: Celestine Shird
Notary Public in and for the State of MD
Residing at: 9613 Brassie Way, Catonsville, MD
My appointment expires: Jan 10, 2023

CELESTINE SHIRD NOTARY PUBLIC MONTGOMERY COUNTY MARYLAND MY COMMISSION EXPIRES JAN. 10, 2023
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EXHIBIT "A"

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
 Recording Date: December 3, 1990
 Recording No.: 9012030081

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 the Plat of View Crest No. 2:

Recording No: 9108120008

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

Recording Date: September 21, 1900
 Recording No.: Volume 41, page 285
 Regarding: Reserving coal and mineral rights

No determination has been made as to the current ownership or other matters affecting said reservations.

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 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: August 12, 1991
 Recording No.: 9108120009

Modification(s) of said covenants, conditions and restrictions

Recording Date: May 1, 1992
 Recording No.: 9205010110

5. Encroachment of portion of driveway appurtenant to Said premises approximately 4 feet onto portion of 20 foot Sewer easement along Northerly line of the lot.

EXHIBIT "A"

**Exceptions
(continued)**

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.