

When recorded return to:

Nikolay Kaparchuk and Svetlana Kaparchuk
411 Columbine Court
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2341

Jun 29 2020

Amount Paid \$2405.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042985

CHICAGO TITLE
620042985

STATUTORY WARRANTY DEED

THE GRANTOR(S) Keenan J. Chase and Patricia Chase, 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 Nikolay Kaparchuk and Svetlana Kaparchuk, a married couple

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

LOT 2 PLAT OF CREEKSIDE MEADOWS, AS RECORDED FEBRUARY 9, 2010 UNDER
AUDITOR'S FILE NO. 201002090002, 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): P130045 / 4991-000-002-0000


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 25, 2020



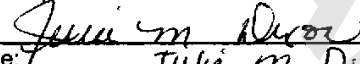
Keenan J. Chase


Patricia Chase

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Keenan J. Chase and Patricia Chase 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: 6/26/2020



Name: Julie M Dixon
Notary Public in and for the State of WASH
Residing at: Cumano Island
My appointment expires: 2/2/2022

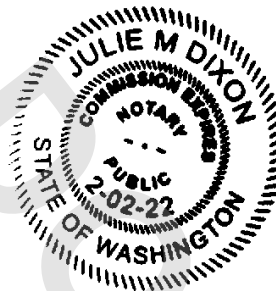


EXHIBIT "A"

Exceptions

1. 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.

2. Agreement, including the terms and conditions thereof; entered into;
 Recorded: May 24, 1917
 Auditor's No. 119184, records of Skagit County, Washington
 Providing: Dedication of property as public highway

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: October 18, 1956
 Auditor's No(s): 543043, records of Skagit County, Washington
 In favor of: Harold Gribble, et ux, et al
 For: To enter upon and clear out obstructions in the bed, and lower the bed of Nookachamps Creek
 Affects: Portion of subject property

4. Matters as disclosed and/or delineated on the face of the following Short Plat:

 Short Plat No.: 89-79
 Recorded: December 19, 1979
 Auditor's File No.: 7912190032

 Said matters include but are not limited to the following:

 Lot 1 will be served by an individual well. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells, and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zones.

 Water – Existing well for Lot 1 only; Lot 2 – Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the Plat and the buyer should inquire and investigate as to availability of said water.

 Sewer – Individual septic tanks

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 16, 1987
 Auditor's No(s): 8706160048, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company

EXHIBIT "A"**Exceptions
(continued)**

For: Electric transmission and/or distribution line, together with necessary appurtenances

6. Terms, conditions, and restrictions of that instrument entitled NOTICE OF MORATORIUM ON NON-FORESTRY USE OF LAND;

Recorded: May 28, 2002

Auditor's No(s): 200205280264, records of Skagit County, Washington

In Favor of: Skagit County

7. Waiver of Six Year Development Moratorium

Recording Date: January 4, 2007

Recording No.: 200701040111

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: August 18, 2008

Recording No.: 200808180094

9. 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 PLAT OF CREEKSIDE MEADOWS:

Recording No: 201002090002

10. Plat Lot of Record Certification

Recording Date: February 9, 2010

Recording No.: 201002090003

11. Protected Critical Area Easement

Recording Date: February 9, 2010

Recording No.: 201002090004

EXHIBIT "A"**Exceptions
(continued)**

12. Covenants, conditions and restrictions 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 in the document

Recording Date: February 9, 2010
Recording No.: 201002090005

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 9, 2010
Auditor's No(s): 201002090005, records of Skagit County, Washington
Imposed By: Windward Real Estate Services, Inc.

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation, a Washington corporation
Purpose: Gas line
Recording Date: March 1, 2013
Recording No.: 201303010106
Affects: Portion of said premises and other property

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation, a Washington corporation
Purpose: Gas line
Recording Date: March 1, 2013
Recording No.: 201303010107
Affects: Portion of said premises and other property

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

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

18. Assessments, if any, levied by Creekside Meadows Homeowner's Association.