

When recorded return to:

Pavel Soldzen and Iryna Soldzen
13222 Buchanan Lane
Mt. Vernon, Wa. 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2431
Jul 02 2020
Amount Paid \$7285.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5961

THE GRANTOR(S) Jonathan Hazard Perry, Trustee of Misty Ridge Trust dated April 18, 2019,,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Pavel Soldzen and Iryna Soldzen, A Married Couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Lot 10, Block 5, BINGHAM ACREAGE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number: P118430 3864-005-010-0000

Dated: June 26, 2020

Misty Ridge Trust dated April 18, 2019

By: [Signature] Trustee
Jonathan Hazard Perry, Trustee

STATE OF COLORADO
COUNTY OF Arapahoe

I certify that I know or have satisfactory evidence that Jonathan Hazard Perry, Trustee of Misty Ridge Trust dated April 18, 2019 is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26 day of June, 2020

Sarah R. Austin
Signature

Notary Public
Title

SARAH-RAE AUSTIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194002305
MY COMMISSION EXPIRES 01/17/2023

My appointment expires: 1/17/23

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 13222 Buchanan Lane, Mount Vernon, WA 98273

Tax Parcel Number(s):

Property Description:

Lot 10, Block 5, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5961-SJ

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EXHIBIT B

20-5961-SJ

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Bingham Acreage
Recorded: September 7, 1920
Auditor's No.: Vol 4 of Plats, Page 24

2. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: February 21, 2001
Auditor's File No: 200102210066

3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 15, 2001
Recorded: September 11, 2001
Auditor's No: 200109110087
Executed by: Buchanan Avenue LLC and Clear Lake LLC, Washington Limited Liability Companies
Said instrument is a re-recording of instrument recorded under Auditor's File No. 200108150117.

4. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: August 20, 2001
Recorded: January 17, 2003
Auditor's No: 200301170133
Affects: Various easements described in said document
Said instrument is a re-recording of instrument recorded under Auditor's File Nos. 200108220078 and 200109170140.

5. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Stanton Ind. Inc.
And: Kerig & Renee Holmberg
Dated: December 15, 2001
Recorded: December 17, 2001
Auditor's No: 200112170162
Regarding: Operation and Maintenance Contract of Clearstream mechanical aerobic treatment system

6. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Kerig Holmberg
And: Skagit County Health Department
Dated: April 23, 2002
Recorded: May 8, 2002
Auditor's No: 200205080101

Statutory Warranty Deed
LPB 10-05

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Regarding: Aerobic Treatment Unit Service Agreement

8. General Taxes:

Year: 2020

Amount Billed: \$4,672.03

Amount Paid: \$2,336.04

Tax Account No.: P118430/3864-005-010-0000

Said taxes will not become delinquent if paid on or before October 31st

Order No.: 20-5961-SJ

Statutory Warranty Deed
LPB 10-05

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