

**AFTER RECORDING MAIL TO:**

**Andrew A. and Kimberlie V. Brayman  
12413 Timber Lane  
Sedro Woolley, WA 98284**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-183756-OE**

**Statutory Warranty Deed**

**THE GRANTORS Sergey I. Natekin and Oksana Natekin, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANDREW BRAYMAN and KIMBERLIE V. BRAYMAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:

Ptn SW 1/4 NW 1/4, 5-34-5 E W.M. (Lot 3, SP 51-73)

**For Full Legal See Attached Exhibit "A"**

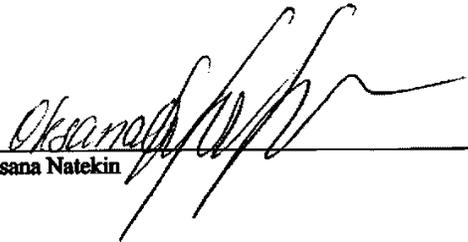
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-1318  
Mar 29 2021  
Amount Paid \$14680.00  
Skagit County Treasurer  
By Josie L Bear Deputy

Tax Parcel Number(s): 340505-2-003-0706, P30061

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.

Dated March 23, 2021

  
Sergey I. Natekin

  
Oksana Natekin

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sergey I. Natekin and Oksana Natekin is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3.24.2021

  
Brianna Maldonado



Notary Public in and for the State of Washington  
Residing at Mount Vernon WA  
My appointment expires: 08/30/2021

**EXHIBIT "A"****PARCEL A:**

That portion of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Northwest Quarter;  
 thence North 89°17'45" East along the South line of said subdivision, 16.5 feet to an intersection with the East line of the West 1 rod of said subdivision;  
 thence North 0°24'49" West along said East line of the West 1 rod, 560.49 feet to an intersection with the Southerly margin of the Old Day Creek Road;  
 thence South 51°54'38" East, 357.91 feet to the true point of beginning;  
 thence South 51°27'13" East, 43.55 feet;  
 thence South 8°16'14" East, 93.57 feet;  
 thence South 75°05'58" East, 69.09 feet;  
 thence South 22°03'00" East, 211.88 feet to said South line of said subdivision;  
 thence South 89°17'45" West, 471.52 feet along said South line, 471.52 feet to said East line of the West 1 rod of said subdivision;  
 thence North 38°15'41" East, 438.72 feet to the true point of beginning.

(Also known as Lot 3 of Short Plat No. 51-73)

Situate in the County of Skagit, State of Washington.

**PARCEL B:**

An easement for road and utilities over and across a strip of land 60 feet in width and including a circular cul-de-sac, the centerline of said 60 foot strip being more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 34 North, Range 5 East of the Willamette Meridian;  
 thence North 0°24'49" West along the West line of said subdivision, 557.61 feet to an intersection with the Southerly margin of the Old Day Creek Road;  
 thence North 79°24'57" East along said Southerly margin, 138.92 feet to a point of curvature in said Southerly margin;  
 thence along the arc of said curve to the left having a radius of 746.23 feet, through a central angle of 20°17'40", an arc distance of 264.32 feet to a point of tangency in said Southerly margin;  
 thence North 59°07'17" East along said Southerly margin, 121.99 feet to the true point of beginning of said centerline of said 60 foot wide easement;

thence South 30°52'43" East, 30.00 feet;  
 thence South 59°07'17" West, 76.52 feet;  
 thence South 10°35'35" West, 97.66 feet;  
 thence South 27°01'22" East, 141.68 feet;  
 thence South 59°11'29" East, 73.77 feet to a point to be hereinafter referred to as Point "A";  
 thence continue South 59°11'29" East, 59.97 feet;  
 thence South 15°41'41" East, 137.85 feet to a terminus point in said 60 foot wide easement; and also a strip of land 60 feet in width beginning at before mentioned Point "A";  
 thence South 62°32'00" West, 137.07 feet;  
 thence South 85°11'10" West, 127.33 feet to a terminus point in said 60 foot wide easement at a point to be hereinafter referred to as Point "B" and also a circular cul-de-sac having a radius of 45 feet, the center of which being before mentioned Point "B";

EXCEPT that portion of said easement lying within Parcel A described above.

Situate in the County of Skagit, State of Washington