

When recorded return to:

Robert E. Chernikoff and Margaret J. Chernikoff  
1131 Custer Street  
Oak Harbor, WA 98277

GNW 21-11258

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) G & D Wallace Inc., a Washington Corporation, P.O Box 569, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Robert E. Chernikoff and Margaret J. Chernikoff, 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: Property 1:  
Sec. 11, Township 34 North, Range 3 East - SE NE (aka Lot 1 SP PL16-0008)

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(s): P21453

Dated: 6-3-21

G & D Wallace Inc., a Washington Corporation

By: [Signature]  
Jack R. Wallace, Authorized Signor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2569

Jun 07 2021

Amount Paid \$7365.00

Skagit County Treasurer

By Heather Beauvais Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jack R. Wallace is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Signor of G & D Wallace to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-3-2021

Theresa Johnson  
Signature

Notary Public  
Title

My appointment expires: 4-29-23



**EXHIBIT "A"**  
**Property Description**

**Closing Date:** June 10, 2021  
**Buyer(s):** Robert E. Chernikoff and Margaret J. Chernikoff  
**Property Address:** 13476 Avon Allen Road, Mount Vernon, WA 98273

**PROPERTY DESCRIPTION:**

Lot 1, Skagit County Short Plat No. PL16-0008, approved June 21, 2019 and recorded October 10, 2019 as Skagit County Auditor's File No. 201910170042 being a portion of the Southeast 1/4 of the Northeast 1/4 of Sec. 11, Township 34 North, Range 3 East, W.M.

Seller reserves a non-exclusive easement for ingress and egress over and across the North 20 feet of subject property, running from Avon Allen Road to the West boundary of the property, for farming and related purposes, for use by Seller and Its tenants. Buyer covenants not to block or restrict access to the easement. Seller, and/or assigns, may at its option as it deems necessary from time to time, apply gravel or wood chips to the easement path and may mow grass or clear brush or other debris to facilitate its use of the easement. This agreement shall run with the land and shall benefit farmlands owned by G & D Wallace, Inc. and its successors and assigns.

**EXHIBIT B**

21-11258-TJ

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 named Survey recorded 08/23/1989 as Auditor's File No. 8908230091.

2. Regulatory notice/agreement regarding Airport noise and overflight effects that may include covenants, conditions and restrictions affecting the subject property, recorded 03/05/2009 as Auditor's File No. 200903050091 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

3. 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 named Short Plat No. PL18-0008 recorded 10/17/2019 as Auditor's File No. 201910170112.

4. Lot certification, including the terms and conditions thereof, recorded 10/17/2019 as Auditor's File No. 201910170114. Reference to the record being made for full particulars. The company makes no determination as to its affects.

5. Unrecorded leaseholds, if any, and rights of parties in possession, if any.