

When recorded return to:  
Ruslan Valadzko and Iryna Valadzko  
506 Granite Street  
Mount Vernon, WA 98273

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047945

CHICAGO TITLE CO.  
620047945

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Kylie A. Kufeld, a married woman as her separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Ruslan Valadzko and Iryna Valadzko, a married couple

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

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

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

LT 27, "PLAT OF TINAS COMA"

Tax Parcel Number(s): P117062 / 4755-000-027-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3052

Jul 02 2021

Amount Paid \$2869.00  
Skagit County Treasurer  
By Josie L Bear Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 1, 2021

Kylie A. Kufeld  
Kylie A. Kufeld

State of Nevada  
County of Clark

This record was acknowledged before me by means of two-way audio/video communication  
technology on 07/02/2021 by Kylie A. Kufeld

(electronic official  
stamp)

[Signature]  
Notary Public  
My commission expires: 03/01/2025



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P117062 / 4755-000-027-0000**

LOT 27, "PLAT OF TINAS COMA", AS PER PLAT RECORDED AUGUST 11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS TINAS COMA LANE, AS SHOWN ON THE FACE OF SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
**Exceptions**

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: Not Disclosed  
Auditor's No(s).: 92101, records of Skagit County, Washington  
In favor of: W.R. Morgan  
For: The purpose of laying therein pipe lines and an easement to use said road  
for highway purposes for ingress and egress  
Affects: A strip of land thirty feet wide around and adjacent to the base of the hill of  
said Lot 21

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: March 21, 1962  
Auditor's No(s).: 619347, records of Skagit County, Washington  
In favor of:

James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons

**Purpose and Area Affected:**

A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:

Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE PROPERTY", in Volume 1 of Plats, page 49, records of Skagit County, Washington: Together with the perpetual right, easement and use of any and all roads and of Skagit County; Together with the perpetual right, easement and use of any and all roads and roadways that may be put or placed upon said property by the grantors or their successors in interest replacing or supplementing the existing roads, public streets or ways of the City of Burlington or Skagit County, Through or from said roadways upon said Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE", without any liability on the part of the grantee to keep or maintain any such roads.

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 3, 1967  
Auditor's No(s).: 692899, records of Skagit County, Washington  
In favor of: August Bendtsen  
Purpose and Area Affected:

1. Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington to the West side of the Tract granted to the Grantees herein, by deed dated March 8, 1962 and filed for record March 21, 1963, under Auditor's File No. \_\_\_\_\_ in the office of Skagit County, Washington.

2. A perpetual easement and right of way for a water pipe line from the P.U.D. Water line over

**EXHIBIT "B"**

**Exceptions  
(continued)**

said tract 21 for the most direct, practical route to the East of the property of the grantees described in paragraph No. 1 above.

3. A perpetual easement and right of way for a septic tank drain field in a draw or canyon lying near the West side of the property of the grantees referred to in paragraph No. 1 above, and from said draw to the West line of said property of the grantees by the most direct practical route. In the event a sewer line is ever extended to said property of the grantees. Then this easement for septic tank drain field shall terminate ninety (90) days after the sewer line is extended to said property of the grantees.

4. A perpetual easement and right of way from the West side of the property of the grantees described in paragraph No. 1 above to the City of Burlington by the most direct, practical route or a water line and gas line from the City of Burlington to the West side of said property of the grantees.

5. A perpetual easement and right of way for a sewer line from the East side of the property of the grantees described in paragraph No. 1 above to the City of Burlington sewer line over the most direct, practical route.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 6, 1977  
Auditor's No(s): 859943, records of Skagit County, Washington  
In favor of: Continental Telephone Company, State of Washington, County of Skagit,  
Nationwide Cablevision, Puget Sound Power and Light  
For: Utility Purposes  
Affects: That part of Anacortes Street which is as it extends between Tracts 21,  
20, 19, 18, 11 and 10, "PLAT OF BURLINGTON ACREAGE PROPERTY"

5. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 21, 1979  
Auditor's No(s): 7908210054, records of Skagit County, Washington  
In favor of: General Telephone Company of the Northwest, Inc., a Washington  
corporation  
For: Ingress and egress and for AC Power and Telephone Lines

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: October 25, 1994  
Auditor's No(s): 9410250042, records of Skagit County, Washington  
In favor of: The State of Washington  
Purpose: Easement No. 1: A non exclusive easement for ingress and egress and  
utilities  
Easement No. 2: Easement for clear and open beam paths  
Affects:

**EXHIBIT "B"**

**Exceptions  
(continued)**

Easement No. 1: Over, under and across the presently existing road which provides access to the property above described over adjoining lands or the grantors and any road constructed hereafter which is intended by the Grantor, his heirs or assigns, to replace the existing road leading to and from the public streets of the City of Burlington.

Easement No. 2: Within the boundaries of the grantors adjoining lands at bearings of 81° and 173° true azimuth from an antenna structure located within the property described for the transmission and receiving of radio signals.

7. 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 TINAS COMA:

Recording No: 200008110004

8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: December 29, 1995

Auditor's No(s): 9512290071, records of Skagit County, Washington

As Follows:

Grantor reserves to himself areas as the cross, ATT Wireless Service A/K/A Telepage Northwest, and an area known as the landfill and easements for ingress and egress and utilities to these parcels. All of which matters are contained in a document entitled "Burlington Hill Agreement" executed contemporaneously with this document

9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 24, 2000

Auditor's No(s): 200008240005, records of Skagit County, Washington

Executed By: Property Investors, LLC

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 24, 2000

**EXHIBIT "B"**

**Exceptions  
(continued)**

Auditor's No(s).: 200008240005, records of Skagit County, Washington  
Imposed By: Tina's Coma Homeowners Association

11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by City of Burlington.
15. Assessments, if any, levied by Tinas Coma Homeowner's Association.