

**When recorded return to:**  
Lester Harpley and Rose Harpley  
407 20th St  
Snohomish, WA 98290

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620046388

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3896

Aug 24 2021

Amount Paid \$9251.00

Skagit County Treasurer

By Heather Beauvais Deputy

CHICAGO TITLE  
U20046388

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Aleksandr Durnyak and Lyudmila Durnyak, a married couple and Aleksandra Durnyak, formerly known as Lillian Durnyak, an unmarried person 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 Lester Harpley and Rose Harpley, a married couple

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

LOT 24, PINE CREEK ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF,  
RECORDED SEPTEMBER 20, 2017 UNDER AUDITOR'S FILE NO. 201709200063, 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): P133878 / 6045-000-024-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 5, 2021

*[Signature]*  
Aleksandr Durnyak

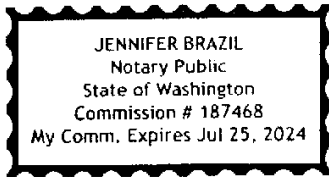
*[Signature]*  
Lyudmila Durnyak

*[Signature]*  
Aleksandra Durnyak

State of Washington  
County of Skagit

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

Dated: August 6, 2021



*[Signature]*  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Recording No.: 67070  
  
The Company makes no representations about the present ownership of these reserved and excepted interests.
  
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: West Trumpeter and the City of Mount Vernon  
Purpose: Installing and maintaining a storm drainage system  
Recording Date: October 16, 1989  
Recording No.: 8910160109
  
3. 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 City of Mount Vernon Short Plat No. MV-7-91:  
  
Recording No: 9105070082
  
4. 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 Short Plat No. LU08-022:  
  
Recording No: 200809250100
  
5. 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 B.L.A. NO. LU 10-024:  
  
Recording No: 201006090035

**EXHIBIT "A"**

Exceptions  
(continued)

6. 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 the Plat of Pine Creek Division 1:

Recording No: 201112200087

7. 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: April 11, 2016  
Recording No.: 201604110121  
Affects: Portion of said premises

8. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: August 22, 2017  
Recording No.: 201708220048

9. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Pine Creek Estates Homeowners Association  
Recording Date: August 22, 2017  
Recording No.: 201708220048

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 the Plat of Pine Creek Estates Phase 2:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No: 201709200063

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by City of Mount Vernon.
13. Dues, Charges, and/or Assessments, if any, levied by Pine Creek Estates Homeowners Association.
14. City, county or local improvement district assessments, if any.
15. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):  

Year:	2021
Tax Account No.:	P133878 / 6045-000-024-0000
Levy Code:	0930
Assessed Value-Land:	\$83,700.00
Assessed Value-Improvements:	\$313,000.00

General and Special Taxes:	
Billed:	\$5,002.55
<b>Paid:</b>	<b>\$2,501.30</b>
Unpaid:	\$2,501.25
16. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.