

When recorded return to:
Oleg Kartsanov and Yelena Kartsanov
19716 Melody Lane
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620050478

Escrow No.: 245447996

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barrington LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Oleg Kartsanov and Yelena Kartsanov, 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.)

PTN NW 1/4 NE 1/4 32-34-4

Tax Parcel Number(s): P29496/ 340432-1-024-0107

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-697

Feb 24 2022

Amount Paid \$11743.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 7, 2022

Barrington LLC

BY: 
Vishavjeet Dhindsa
Member

BY: 
Hakam Singh
Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Vishavjeet Dhindsa and Hakam Singh are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of Barrington LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 18, 2022
Michele R Boudreau
Name: MICHAELE R BOUDREAU
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: May 29, 2023

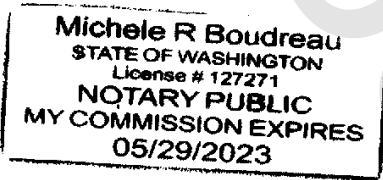


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29496 / 340432-1-024-0107

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION,
THENCE SOUTH 0°02'40" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 713.97 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO JIM CARRIE AND ASSOCIATES, INC., BY DEED RECORDED MAY 12, 1971 UNDER AUDITOR'S FILE NO. 752486;
THENCE NORTH ALONG THE EAST LINE OF SAID CARRIE TRACT TO THE SOUTH LINE OF MELODY LANE;
THENCE EAST ALONG THE SOUTH LINE OF MELODY LANE TO THE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED MAY 11, 1971 UNDER AUDITOR'S FILE NO. 752432;

TOGETHER WITH AN EASEMENT FOR SEPTIC SYSTEM AS DESCRIBED IN DECLARATION RECORDED OCTOBER 7, 2020, UNDER AUDITOR'S FILE NO. 202010070070.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for transportation of water
Recording Date: June 30, 1955
Recording No.: 520288
Affects: 10 foot strip of land

Lot of Record Certification and the terms and conditions thereof:

Recording Date: December 13, 2016
Recording No.: 201612130151

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No.: 201803200048

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Purpose: Utility
Recording Date: March 26, 2020
Recording No.: 202003260095
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Public
Purpose: Septic system
Recording Date: October 7, 2020
Recording No.: 202010070070
Affects: Portion of said premises

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation, a Washington corporation
Purpose: Right of way
Recording Date: March 17, 2021
Recording No.: 202103170045
Affects: Portion of said premises

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."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.