

When recorded return to:

Matthew Prombo  
822 Bella Vista Lane  
Burlington, WA 98233

GNW 22-16222

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Evgeny Yarovoy, as a separate estate, PO Box 538, Blaine, WA 98231,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Matthew Prombo, a married man as his separate property

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:  
Lot 41, Tinas Coma

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): P117076

Dated: 7-7-22

Evgeny Yarovoy  
Evgeny Yarovoy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222807

Jul 07 2022

Amount Paid \$1445.00  
Skagit County Treasurer  
By Lena Thompson Deputy

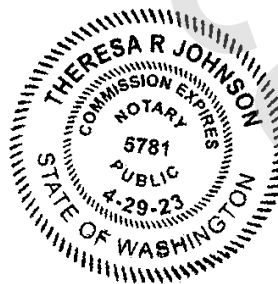
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 7<sup>th</sup> day of July, 2022 by Evgeny Yarovoy.

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



Statutory Warranty Deed  
LPB 10-05

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 1030 Tinas Coma Drive, Burlington, WA 98233  
Tax Parcel Number(s): P117076

**Property Description:**

Lot 41, "Plat of Tinas Coma," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

22-16222-TJ

**1. RESERVATIONS CONTAINED IN DEED**

Executed by: David A. Welts  
Recorded: July 10, 1996  
Auditor's No: 9607100037

As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage 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."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071

**2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Plat/Subdivision Name: Tinas Coma  
Recorded: August 11, 2000  
Auditor's No: 200008110004

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

**3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 16, 2000  
Recorded: August 24, 2000  
Auditor's No: 200008240005

Executed by: Property Investors, LLC, a Washington limited liability company

**4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light  
Dated: Not Disclosed  
Recorded: July 6 1977  
Auditor's No: 859943

Purpose: Utility purposes  
Area Affected: That part of vacated Anacortes Street in Lots 32, 33, Tracts "H" and "J"

**5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Statutory Warranty Deed  
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Grantee: Crowther Properties LLC

Recorded: June 26, 2009

Auditor's No.: 200906260093

Area Affected: A 10 foot strip in common areas Tracts B and C

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200906150129.

Statutory Warranty Deed  
LPB 10-05

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