

When recorded return to:  
Brett Anderson  
Blackburn Concepts, LLC  
36 Blackbird Ln  
Aliso Viejo, CA 92656

**201808240057**  
08/24/2018 11:37 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20240470  
Date 05/02/2024

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

**CHICAGO TITLE**  
**620035637**

Escrow No.: 620035637

*\*Re-record to correct legal description\**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Pavel Dovgalyuk and Inna Dovgalyuk, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Blackburn Concepts, LLC, a Washington limited liability company

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. SW NW and Ptn. NW SW, 9-35-3

Tax Parcel Number(s): P33956 / 350309-0-012-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**20183751**  
**AUG 24 2018**

Amount Paid \$ **2853.00**  
Skagit Co. Treasurer  
By **HB** Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 17, 2018

[Signature]  
Pavel Dovgalyuk

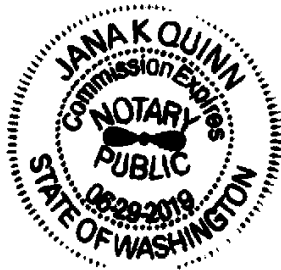
[Signature]  
Inna Dovgalyuk

State of Washington  
County of Snohomish

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

Dated: August 21 2018

[Signature]  
Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arington  
My appointment expires: 06/24/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P33956 / 350309-0-012-0003**

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the South line of said subdivision and the West line of the County Road as said road existed on March 21, 1964; thence North along the West line of said County Road 87 feet; thence West, parallel to the South line of said subdivision, ~~\*120 feet~~; thence South, parallel to the West line of said County Road, 87 feet to the South line of said Southwest 1/4 of the Northwest 1/4; thence East, along the South line of said subdivision, 130 feet to the point of beginning.

*\*130 feet* 

TOGETHER WITH that portion of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M., described as follows:

Commencing at the Northwest corner of said subdivision; thence East along the North line thereof a distance of 1125.30 feet to the Southwest corner of tract described in deed filed under Skagit County Auditor's File 9507100155, said point being the TRUE POINT OF BEGINNING; thence South along the Southerly projection of the West line of said tract for a distance of 15 feet; thence East, parallel to said North line, a distance of 130.00 feet, more or less, to the West line of the County road known as the Conn Road No. CXLII; thence North along the West line of said County road to the North line of said Northwest 1/4 of the Southwest 1/4, said point also being the Southeast corner of said described in deed filed under Skagit County Auditor's File No. 9507100155; thence West, along the North line of said Northwest 1/4 of the Southwest 1/4, to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.

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

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Blanchard-Edison Water Association, a corporation of Edison, Skagit County, Washington,  
Purpose: Water pipelines  
Recording Date: June 20, 1957  
Recording No.: 552791
2. 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 Skagit County Boundary Line Adjustment:  
  
Recording No: 200111150100
3. City, county or local improvement district assessments, if any.