

AFTER RECORDING MAIL TO:
Mikhail T. Matyuk
990 W. Casino Road #1
Everett, WA 98204



200206190003
Skagit County Auditor

6/19/2002 Page 1 of 2 8:46AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101461-E
LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Carol V. George
Grantee(s): Mikhail T. Matyuk, Yeva P. Matyuk, Vitaliy Matyuk
Abbreviated Legal: Lot 16, OLYMPIC VIEW PLAT, SKAGIT COUNTY, WASHINGTON, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3963-000-016-0001/P67726

THE GRANTOR CAROL V. GEORGE, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MIKHAIL T. MATUYK and YEVA P. MATYUK, husband and wife; and VITALIY MATUYK, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington: Lot 16, "OLYMPIC VIEW PLAT, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 1, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this 11th day of June, 2002

By Carol V. George
Carol V. George

2709
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By _____

JUN 10 2002

STATE OF WASHINGTON }
County of Skagit } SS:

Amount Paid \$ 590.70
Skagit Co. Treasurer
By _____ Deputy

I certify that I know or have satisfactory evidence that Carol V. George is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be she free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 17th, 2002

Carrie Huffer

Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



EXCEPTIONS:

A. RESTRICTIVE COVENANTS IMPOSED IN SAID PLAT, AS FOLLOWS:

1. No residence shall be constructed having an outside area of less than 1,000 square feet;
2. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. No second hand building shall be moved onto any lot for any purpose whatsoever;
3. On Lots 15, 16 and 17, the required "set back" to the front of any structure shall not be less than 40 feet from the North line of Ellison Road as measured at right angles from tangents, or as measured on radial lines from curve.


B. Reservations contained in deed recorded under Auditor's File No. 259092, substantially, as follows:

That the grantor reserves the right to drain a fifteen acre tract of land adjoining and lying North of the land herein mentioned into a ditch and grantee agrees to dig, across the tract of land hereinbefore described and the said right of drainage shall be in perpetuity.

C. CONDITIONAL AGREEMENT REGARDING ALTERNATIVE SEWAGE SYSTEM INSTALLATION, AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN:	Skagit County
AND:	Rex R. George
SYSTEM TYPE:	Sandfilter/Mound
RECORDED:	June 16, 1992
AUDITOR'S NO.:	9206160050

LTC-SC-2


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