

When recorded return to:
Stewart Fred Buskirk and Kelly Ann Buskirk
18495 W. Lakeview Lane
Mount Vernon WA 98274



201203080075
Skagit County Auditor

3/8/2012 Page 1 of 3 3:33PM

Recorded at the request of:
Guardian Northwest Title
File Number: 103062

Statutory Warranty Deed

103062-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Peter Kachinskiy and Larisa Kachinskaya, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stewart Fred Buskirk and Kelly Ann Buskirk, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Lots J and 63, "BIG LAKE WATERFRONT TRACTS"

For Full Legal See Attached Exhibit "A"

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): P62083, 3862-000-073-0102

Dated 3-2-12

[Signature]
Peter Kachinskiy

[Signature]
Larisa Kachinskaya

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012630
MAR 08 2012

Amount Paid \$ 7214.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Peter Kachinskiy and Larisa Kachinskaya, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-7-12

[Signature]
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2015



EXHIBIT A

That portion of the following described Parcel "Z" lying Southerly of the following described line:

Parcel "Z":

That portion of Tracts 63 and J of "BIG LAKE WATERFRONT TRACTS", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Southwesterly of the County road right-of-way commonly known as the West Big Lake Boulevard, TOGETHER WITH that portion of the Skagit County road right-of-way lying between said Tracts 63 and J that reverted to said Tracts 63 and J upon vacation entered September 29, 1970 in Skagit County Commissioner's File No. 12,728, EXCEPT the two following described portions thereof:

1. Those portions conveyed to Skagit County for road purposes by deeds recorded June 9, 1947 and September 29, 1970 as Auditor's File Nos. 405334 and 743984, respectively.
2. The Northerly 100 feet of said Tract J, as measured along the Easterly line of said Tract J.

Line:

Begin at an iron pipe at the Southeast corner of said Tract J; thence North $48^{\circ}55'12''$ East (formerly shown of record as North $48^{\circ}54'57''$ East) along the Southeasterly line of said Tract J, a distance of 215.58 feet; thence North $14^{\circ}10'15''$ East (formerly North $14^{\circ}10'00''$ East), a distance of 93.57 feet to the true point of beginning of this Line description; thence North $88^{\circ}57'26''$ West, a distance of 316.48 feet to the point of intersection with the Westerly line of said Tract J, said point of intersection being the Terminus of this Line description.



201203080075
Skagit County Auditor

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103062
6 of 10

Exhibit B

SCHEDULE "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Sewer District No. 2
And: Ralph Fandel and Kelly Fandel
Dated: July 11, 1996
Recorded: July 17, 1996
Auditor's No.: 9607170038
Regarding: Sewer service

B. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Peter Kachinskiy and Larissa Kachinskaya, husband and wife
Recorded: October 5, 2011
Auditor's No.: 201110050030
As Follows:

"The two herein described separate contiguous lots are a recombination or aggregation of two differently described separate lots owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot."

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: October 19, 2011
Auditor's No.: 201110190024

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 4, 2011
Auditor's No.: 201111040049

