

When recorded return to:  
Ronald J. Kallunki and Nanette S. Kallunki  
10450 Ridge Place  
Sedro Woolley, WA 98284



Skagit County Auditor 12/16/2014 Page 1 of 4 2:16PM \$75.00

Recorded at the request of:  
Guardian Northwest Title  
File Number: 108494

### Statutory Warranty Deed

<sup>108494-1</sup>  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Aaron Austen Kuzin and Chuan Kuzin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald J. Kallunki and Nanette S. Kallunki, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tax Parcel Number(s): P119430, 350427-2-015-0600

Lot 1 of Short Card No. PL-01-0346, a Short Plat, under Volume 15, page 678, recorded July 17, 2002 under Auditor's File No. 200207170088, being a portion of the East 1/2 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., records of Skagit County, Washington.

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 "A" attached hereto

Dated 12-12-14

Aaron Kuzin  
Aaron Kuzin

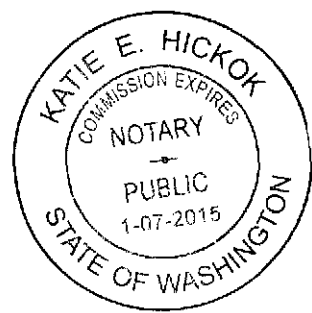
Chuan Kuzin  
Chuan Kuzin

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Aaron Kuzin and Chuan Kuzin, 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: 12-12-14

Katie Hickok  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: 1/07/2015



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144771  
DEC 16 2014

Amount Paid \$ 8495.60  
Skagit Co. Treasurer  
By mlm Deputy

Exhibit A

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.: PL-01-0346  
Recorded: July 17, 2002  
Auditor's No: 200207170088

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

Grantee: Skagit County, a political subdivision of the State of Washington  
Dated: June 25, 2002  
Recorded: July 17, 2002  
Auditor's No: 200207170089  
Affects: Subject Short Plat  
Purpose:

"...a non-exclusive perpetual easement established a PCA over, along and across those portion of the project, denoted as Protected Critical Area Easement ... together with the right of ingress and egress to and from this easement for the purpose of monitoring and enforcing property operation and maintenance of the PCA..."

**C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:**

Dated: October 4, 2002  
Recorded: October 21, 2002  
Auditor's No: 200210210125  
Executed by: Bourns Properties LLC  
Robert P. Bourns, Manager

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

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: November 2, 2001  
Recorded: November 15, 2001  
Auditor's No: 200111150023  
Area Affected: Subject Short Plat

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 92-012  
Recorded: July 15, 1992  
Auditor's No.: 9207150053

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 95-029  
Recorded: December 29, 1995  
Auditor's No.: 9512290029

G. 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: August 3, 2005  
Auditor's File No.: 200508030065  
Document Title: Lot of Record Certification  
Regarding: Zoning

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Adam F. Griffin  
Recorded: September 6, 2005  
Auditor's File No.: 200509060154  
Document Title: Title Notification  
Regarding: Development Activities

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Adam F. Griffin  
Recorded: September 6, 2005  
Auditor's File No.: 200509060155  
Document Title: Title Notification  
Regarding: Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Adam F. Griffin  
Recorded: September 6, 2005  
Auditor's File No.: 200509060156  
Document Title: Title Notification  
Regarding: Waiver of Set Back

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Guardian Northwest Title and Escrow, Agent for  
*First American Title Insurance Company*



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