

When recorded return to:
Boris Girshfeld and Tatyana Girshfeld
12524 SE 211th Street
Kent, WA 98031



Skagit County Auditor
6/19/2015 Page 1 of 3 1:30PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620024152

CHICAGO TITLE STATUTORY WARRANTY DEED
620024152

THE GRANTOR(S) Donald H. Reese and Darlene E. Reese, 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 Boris Girshfeld and Tatyana Girshfeld, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lots 78 and 79, WILDERNESS VILLAGE DIVISION NO. 2, according to the plat thereof recorded
in Volume 11 of Plats, page 31, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P79326 / 4332-000-078-0008, P79327 / 4332-000-079-0007,

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 12, 2015

Donald H. Reese

Darlene E. Reese

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2280
JUN 19 2015

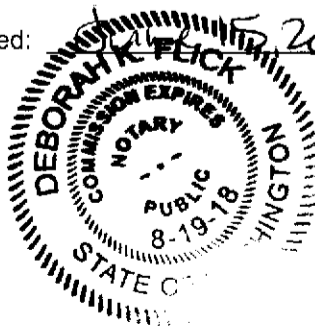
Amount Paid \$ 4,811.00
Skagit Co. Treasurer
By Deputy

State of Washington

County of Skagit

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

Dated: June 12, 2015



Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Arlynton
My appointment expires: 8/19/18

EXHIBIT "A"
Exceptions

1. 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 PLAT OF WILDERNESS VILLAGE DIV. NO. 2:

Recording No.: 826406

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 30, 1973
Auditor's No(s): 793933, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Approximately 20 feet on either side of the centerline of all roads in said plat

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons:

Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington
Executed By: Valleys West, a Limited Partnership, et al

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 7, 2004, May 5, 2005 and February 30, 2007
Recording No.: 200409070165, 20050505063 and 20070230123

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 20, 1973
Auditor's No(s): 788214, records of Skagit County, Washington

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: November 28, 1988
Recording No.: 8811280104

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Paul W. James and Connie J. James, husband and wife
Purpose: Utilities
Recording Date: January 31, 1989
Recording No.: 8901310069

8. Mitigation Plan - Public Water System Wellhead Protection Area and the terms and conditions thereof:

EXHIBIT "A"

Exceptions
(continued)

Recording Date: May 9, 2000
Recording No.: 200005090132

9. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: August 8, 2005
Recording No.: 200508080173

10. City, county or local improvement district assessments, if any.

11. Assessments, if any, levied by Wilderness village Community Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.