



201509110116

When recorded return to:
Leonard S. Rohrbach
1804 Tundra Loop
Mount Vernon, WA 98273

Skagit County Auditor \$75.00
9/11/2015 Page 1 of 4 3:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024844

CHICAGO TITLE
620024844 STATUTORY WARRANTY DEED

THE GRANTOR(S) Aleksandr Sivakov and Nina Sivakova, 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 Leonard S. Rohrbach, an unmarried individual

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 26, Plat of Trumpeter Meadows, according to the plat thereof, recorded on October 12, 2005,
under Auditors File No. 200510120048, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P123488 / 4872-000-026-0000,

Subject to:

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

Dated: September 10, 2015

Aleksandr Sivakov

Nina Sivakova

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20153695
SEP 11 2015

Amount Paid \$ 5398.40
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Aleksandr Sivalkov Mina Sivalkova
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: September 10, 2015

Laurea L. Garka
Name: Laurea L. Garka
Notary Public in and for the State of WASHINGTON
Residing at: ARLINGTON
My appointment expires: 10/27/2018

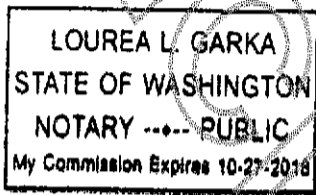


EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: June 8, 1906
Auditor's No.: 57557, records of Skagit County, Washington
Executed By: State of Washington
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 22, 1979
Auditor's No(s): 7906220042, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipelines
3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 64282, records of Skagit County, Washington
Executed By: State of Washington
4. Standard Participation contract (Regarding Sewers), including the terms and provisions thereof:

Recording Date: July 19, 1979
Recording No.: 7907190021
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 TRUMPETER MEADOWS
Recording No: 200510120048
6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: February 22, 2006
Auditor's No(s): 200602220046, records of Skagit County, Washington
Executed by: Landmark Building and Development
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 22, 2006
Auditor's No(s): 200602220046, records of Skagit County, Washington
Imposed By: Landmark Building and Development
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Landmark Building and Development Inc..

EXHIBIT "A"
Exceptions
(continued)

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.