



201608100066

Skagit County Auditor

\$75.00

8/10/2016 Page

1 of

3 1:59PM

AFTER RECORDING MAIL TO:

SERGEY V. GONCHAR and TATIANA V. GONCHAR  
1737 HILLCREST LOOP  
MOLINT VERNON, WA 98274

# STATUTORY WARRANTY DEED CHICAGO TITLE

Escrow No. 20160381

Title Order No. 620027494

620027494

THE GRANTOR(S) LAURA SCHMIDT and JENNIFER FRANCIS-SCHMIDT, A MARRIED COUPLE

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to SERGEY V. GONCHAR and TATIANA V. GONCHAR, HUSBAND AND WIFE

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

Lot 11, PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington;

Abbreviated Legal: (Required is full legal not inserted above) Lot(s): Ptn 11 & 12 Hillcrest Landing  
Tax Account No.: P131449/6012-000-000-0011

Tax Parcel Number(s): P131449/6012-000-000-0011

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

Dated: 8-9-16

LAURA SCHMIDT

JENNIFER FRANCIS-SCHMIDT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163475

AUG 10 2016

Amount Paid \$

Skagit Co. Treasurer

By MB

Deputy

STATE OF Washington

COUNTY OF Skagit

) ss.

Jennifer Francis-Schmidt  
Laura Schmidt and

I certify that I know or have satisfactory evidence that Laura Schmidt and Jennifer Francis-Schmidt 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: 08-09-2016

Notary Public in and for the State of Washington  
residing at Redmond  
My Commission Expires: 01/27/2017



EXHIBIT "A"

Lot 11, PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington;

TOGETHER WITH that portion of Lot 12, PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows:

Commencing at that point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence N 85°39'39" E along the line common to said Lots, a distance of 67.58 feet; thence S 62°12'23" E along the line common to said Lots, a distance of 4.84 feet to the point of beginning of this description; thence N 87°43'03" E a distance of 11.84 feet; thence S 57°09'56" E a distance of 67.53 feet to the most easterly corner common to said Lots; thence N 62°12'23" W along the line common to said Lots a distance of 77.51 feet to the point of beginning of this description.

EXCEPT THAT PORTION of Lot 11 PLAT OF HILLCREST LANDING, as recorded on April 15, 2013, under Auditor's File No. 201304150001, records of Skagit County, Washington, described as follows;

Beginning at that certain point on the right of way line of Hillcrest Loop of said plat which is the corner common to Lots 11 and 12 of said plat; thence

N 85°39'39" E along the line common to said Lots, a distance of 67.58 feet; thence S 62°12'23" E along the line common to said Lots, a distance of 4.84 feet; thence S 87°43'03" W, a distance of 71.72 feet to the point of beginning of this description;

Situated in Skagit County, Washington.

PAGE 1 OF 1

Approved as to Form and Content

T.E. S.G. [Signature]  
Date: 08/09/16

EXHIBIT "B"

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 29, 2008  
Recording No.: 200809290084

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 HILLCREST LANDING:  
Recording No.: 201304150001

Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law restriction is permitted by applicable law, as set forth in the document.  
Recording Date: April 15, 2013  
Recording No.: 201304150002

Disclosure on deed regarding Skagit County policy for unincorporated areas to protect and encourage agriculture and forestry operations;  
Recording Date: December 12, 2013  
Recording No.: 201312120070

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 Boundary Lot Adjustment:  
Recording No.: 201409250066

Agreement regarding Boundary Line Adjustment:  
Executed by: Schmidt and Northwest Properties Arlington No 3  
Recording Date: September 25, 2014  
Recording No.: 201409250064 and 201409250065

Approved as to Form and Content

*[Signature]*  
\_\_\_\_\_  
Date: 08/09/14

Assessments, if any, levied by Hillcrest Landing Homeowner's Association.

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

Assessments, if any, levied by City of Mount Vernon.