



201803200033

Skagit County Auditor \$77.00  
3/20/2018 Page 1 of 4 1:25PM

When recorded return to:  
Daniel Reisdorff and Emily Reisdorff  
787 Burlington Heights Drive  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115546

### Statutory Warranty Deed

115546  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Andrey Murza and Nataliya Murza, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel Reisdorff and Emily Reisdorff, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 59, Tinas Coma and Ptn. Lot 18, Burlington Acreage Property

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): P117094, 4755-000-059-0000

Dated 3-19-18

[Signature]  
Andrey Murza

[Signature]  
Nataliya Murza

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Andrey Murza and Nataliya Murza, 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: 3-19-18

[Signature]

Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2019



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201810AD  
MAR 20 2018

Amount Paid \$ 10,052.00  
By [Signature] Skagit Co. Treasurer / Deputy

**EXHIBIT A**

Lot 59 "PLAT OF TINAS COMA", as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

EXCEPT that portion described as follows:

Beginning at the Southwesterly most corner of said Lot 59, "PLAT OF TINAS COMA;" thence South 60°22'50" East (called South 60°27'05" East in previous descriptions) along the Southwesterly line of said Lot 59 for a distance of 138.11 feet to the true point of beginning; thence continue South 60°22'50" East along said Southwesterly line for a distance of 30.00 feet, more or less to an angle point on the Southerly line of said Lot 59, being a corner common to Lot 76 of said "PLAT OF TINAS COMA," thence North 77°18'09" East along the line common to said Lots 59 and 76 for a distance of 20.92 feet to an angle point thereof; thence North 1°57'17" East along the line common to said Lots 59 and 76 for a distance of 63.74 feet, more or less, to a point on a non-tangent curve; thence along the arc of said non-tangent curve to the right, concave to the North, having an initial tangent bearing of South 81°56'49" West, a radius of 55.00 feet, through a central angle of 52°38'30" and arc distance of 50.53 feet, more or less, to a point bearing North 1°57'17" East from the true point of beginning; thence south 1°57'17" West for a distance of 68.80 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of Tract 18, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per Plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southwesterly most corner of Lot 59, "PLAT OF TINAS COMA," as per plat recorded on August 11, 2000 under Auditor's File No. 200008110004; thence south 60°22'50" East (called South 60°27'05" East in previous descriptions) along the Southwesterly line of said Lot 59, for a distance of 138.11 feet; thence south 32°37'04" West for a distance of 45.00 feet; thence North 60°22'50" West for a distance of 137.18 feet, more or less, to a point bearing South 31°25'11" West from the point of beginning; thence North 31°25'11" East for a distance of 44.96 feet, more or less, to the point of beginning.

## Exhibit A

### EXCEPTIONS:

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

Executed By: David A. Welts  
Recorded: July 10, 1996  
Auditor's No.: 9607100037  
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

#### B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat/Subdivision Name: Tinas Coma  
Recorded: August 11, 2000  
Auditor's No.: 200008110004

#### C. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2000  
Recorded: August 24, 2000  
Auditor's No.: 200008240005  
Executed By: Property Investors, LLC, a Washington limited liability company

#### D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: December 18, 2002  
Recorded: December 24, 2002  
Auditor's No.: 200212240141  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Portion of Lots 8, 36, 37, 56, 57, 58, 59 and 83

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

Executed By: Cammock, LLC  
Recorded: January 5, 2007  
Auditor's No.: 200701050123  
As Follows: The above described parcels will be combined or aggregated as described. This boundary line adjustment is not for the purpose of creating an additional building lot. (affects Tr 18, Burlington Acreage.)  
Affects: Tract 18, Burlington Acreage

F. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Dated: January 17, 2008  
Recorded: January 30, 2008  
Auditor's No.: 200801300136  
Area Affected: Shared Roadway

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of the Burlington Acreage Property  
Recorded: January 1, 1891  
Auditor's No.: Volume 1 of Plats, page 49