

When recorded return to:  
Evgeny Yarovoy  
1331 W Boundry Rd  
Blaine, WA 98230



**201812190042**

12/19/2018 01:36 PM Pages: 1 of 8 Fees: \$106.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**620036975**

Escrow No.: 620036975

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William H. Mercer and Teresa L. Mercer, unmarried persons, as separate estates for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Evgeny Yarovoy, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 42, "Plat of Tinas Coma," as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Situate in Skagit County, Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 5508  
DEC 19 2018

Tax Parcel Number(s): P117077 / 4755-000-042-0000,

Amount Paid \$ 1,357.<sup>80</sup>  
Skagit Co. Treasurer  
By *Man* Deputy

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 17, 2018

*William H. Mercer*  
William H. Mercer

\_\_\_\_\_  
Teresa L. Mercer

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that Teresa L. Mercer is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

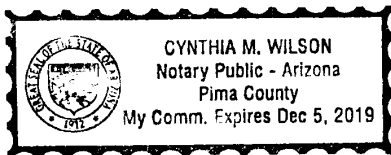
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of ARIZONA  
County of Pima

I certify that I know or have satisfactory evidence that William H. Mercer is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/18/18

*Cynthia M. Wilson*  
Name: Cynthia M. Wilson  
Notary Public in and for the State of ARIZONA  
Residing at: Tucson  
My appointment expires: 12/05/19



**STATUTORY WARRANTY DEED**  
(continued)

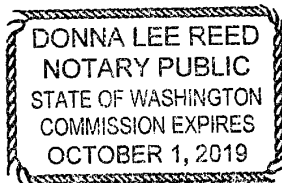
Dated: December 17, 2018

William H. Mercer  
X Teresa L. Mercer  
Teresa L. Mercer

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Teresa L. Mercer is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/18/18



Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019

State of \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_

I certify that I know or have satisfactory evidence that William H. Mercer is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: Not Disclosed  
 Auditor's No(s): 92101, records of Skagit County, Washington  
 In favor of: W.R. Morgan  
 For: The purpose of laying therein pipe lines and an easement to use said road for highway purposes for ingress and egress  
 Affects: A strip of land thirty feet wide around and adjacent to the base of the hill of said Lot 21
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: March 21, 1962  
 Auditor's No(s): 619347, records of Skagit County, Washington  
 In favor of:

James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons  
 Purpose and Area Affected:

A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:

Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE PROPERTY", in Volume 1 of Plats, page 49, records of Skagit County, Washington: Together with the perpetual right, easement and use of any and all roads and of Skagit County; Together with the perpetual right, easement and use of any and all roads and roadways that may be put or placed upon said property by the grantors or their successors in interest replacing or supplementing the existing roads, public streets or ways of the City of Burlington or Skagit County, Through or from said roadways upon said Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE", without any liability on the part of the grantee to keep or maintain any such roads.

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: January 3, 1967  
 Auditor's No(s): 692899, records of Skagit County, Washington  
 In favor of: August Bendtsen  
 Purpose and Area Affected:

1. Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington to the West side of the Tract granted to the Grantees herein, by deed dated March 8, 1962 and filed for record March 21, 1963, under Auditor's File No. \_\_\_\_\_ in the office of Skagit County, Washington.

2. A perpetual easement and right of way for a water pipe line from the P.U.D. Water line over said tract 21 for the most direct, practical route to the East of the property of the grantees described in paragraph No. 1 above.

**EXHIBIT "A"**Exceptions  
(continued)

3. A perpetual easement and right of way for a septic tank drain field in a draw or canyon lying near the West side of the property of the grantees referred to in paragraph No. 1 above, and from said draw to the West line of said property of the grantees by the most direct practical route. In the event a sewer line is ever extended to said property of the grantees. Then this easement for septic tank drain field shall terminate ninety (90) days after the sewer line is extended to said property of the grantees.

4. A perpetual easement and right of way from the West side of the property of the grantees described in paragraph No. 1 above to the City of Burlington by the most direct, practical route or a water line and gas line from the City of Burlington to the West side of said property of the grantees.

5. A perpetual easement and right of way for a sewer line from the East side of the property of the grantees described in paragraph No. 1 above to the City of Burlington sewer line over the most direct, practical route.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: July 6, 1977  
 Auditor's No(s): 859943, records of Skagit County, Washington  
 In favor of: Continental Telephone Company, State of Washington, County of Skagit,  
 Nationwide Cablevision, Puget Sound Power and Light  
 For: Utility Purposes  
 Affects: That part of Anacortes Street which is as it extends between Tracts 21,  
 20, 19, 18, 11 and 10, "PLAT OF BURLINGTON ACREAGE PROPERTY"
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: August 21, 1979  
 Auditor's No(s): 7908210054, records of Skagit County, Washington  
 In favor of: General Telephone Company of the Northwest, Inc., a Washington  
 corporation  
 For: Ingress and egress and for AC Power and Telephone Lines
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
 Recorded: October 25, 1994  
 Auditor's No(s): 9410250042, records of Skagit County, Washington  
 In favor of: The State of Washington  
 Purpose: Easement No. 1: A non exclusive easement for ingress and egress and  
 utilities  
 Easement No. 2: Easement for clear and open beam paths  
 Affects:
- Easement No. 1: Over, under and across the presently existing road which provides access to the property above described over adjoining lands or the grantors and any road constructed hereafter which is intended by the Grantor, his heirs or assigns, to replace the existing road leading to and from the public streets of the City of Burlington.
- Easement No. 2: Within the boundaries of the grantors adjoining lands at bearings of 81?

**EXHIBIT "A"**Exceptions  
(continued)

and 173? true azimuth from an antenna structure located within the property described for the transmission and receiving of radio signals.

7. 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 TINAS COMA:

Recording No: 200008110004

8. Covenants, conditions, and restrictions 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: December 29, 1995

Auditor's No(s): 9512290071, records of Skagit County, Washington

As Follows:

Grantor reserves to himself areas as the cross, ATT Wireless Service A/K/A Telepage 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

9. Covenants, conditions, and restrictions 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: August 24, 2000

Auditor's No(s): 200008240005, records of Skagit County, Washington

Executed By: Property Investors, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 2, 2005

Recording No.: 200509020143

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 24, 2000

Auditor's No(s): 200008240005, records of Skagit County, Washington

Imposed By: Tina's Coma Homeowners Association

**EXHIBIT "A"**

Exceptions  
(continued)

11. Easement including the terms, covenants and provisions thereof

Recording Date: June 26, 2009  
Recording No.: 200906260093

Being a re-recording of 200906150129

12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Burlington.
14. Assessments, if any, levied by Tinas Coma Homeowner's Association.

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 11, 2018  
between Evgeny Yarovoy Buyer ("Buyer")  
and William H Mercer Seller and Teresa L Mercer Seller ("Seller")  
concerning 1044 Tinas Coma Drive Address Burlington City WA 98233 State Zip (the "Property")

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Evgeny Yarovoy 12/11/18  
Buyer Date  
  
\_\_\_\_\_  
Buyer Date

Authenticate  
William H Mercer  
12/13/2018 1:02:27 PM PST  
Seller Date  
Teresa Lynn Mercer 12/13/2018  
Seller Date