

When recorded return to:
Mark Datskiy
Yozhik, LLC
16023 Mountain View Rd.
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620051243

Escrow No.: 245451154

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenda M Bjerkness, Personal Representative of the Estate of Wayne W. Bjerkness, deceased, as to Parcel A, and Kenda M Bjerkness, Personal Representative of the Estate of Wayne W. Bjerkness, deceased and Kenda M Bjerkness, as a separate estate, as to Parcel B

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration
in hand paid, conveys, and warrants to Yozhik, LLC, a Washington limited liability company

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

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

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

PTN W 1/2 E 1/2 W 1/2 NE 1/4 SW 1/4 21-34-4 AND TRCT A PARTINGTON PLACE DIV. 1

Tax Parcel Number(s): P27251 / 340421-3-007-0008, P103402 / 4560-000-999-0100

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222508

Jun 16 2022

Amount Paid \$5045.00

Skagit County Treasurer

By Lena Thompson Deputy

STATUTORY WARRANTY DEED (continued)

Dated: June 6, 2022

Estate of Wayne W. Bjerkness, deceased

BY: Kenda M Bjerkness PR
Kenda M. Bjerkness
Personal Representative

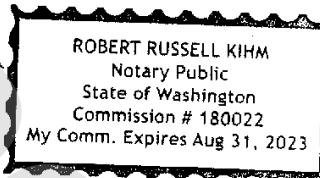
Kenda M Bjerkness
Kenda M Bjerkness

State of WASHINGTON WHATCOM RIC
County of ~~SKAGIT~~

I certify that I know or have satisfactory evidence that Kenda M. Bjerkness is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Estate of Wayne W. Bjerkness, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/9/2022

Name: Robert Russell Kihm
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8/31/23



State of WASHINGTON
County of ~~SKAGIT~~ WHATCOM RIC

I certify that I know or have satisfactory evidence that Kenda M Bjerkness is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/9/2022

Name: Robert Russell Kihm
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8/31/23

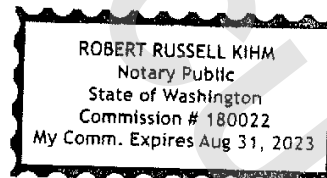


EXHIBIT "A"
Legal Description

THE NORTH 158 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 34, NORTH, RANGE 4
EAST, W.M.,

EXCEPT COUNTY ROAD AND DITCH RIGHT-OF-WAY;

ALSO EXCEPT THE WEST 60 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

TRACT "A", PARTINGTON PLACE, DIVISION 1, AS PER PLAT RECORDED IN BOOK 14 OF
PLATS, PAGES 186-190, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:

Rights of the public to that portion of said land, if any, lying within the right-of-way for Division Street, as disclosed by various instruments of record.

Affects: The North boundary of Parcel A

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Partington Place Division 1:

Recording No.: 9108070007

Affects: Parcel B

Covenants, conditions, restrictions and easements 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, as set forth in the document

Recording Date: September 13, 1991

Recording No.: 9109130093

Affects: Parcel B

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 12, 1991

Recording No.: 9112120049

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
Recording Date: April 15, 1991
Recording No.: 9104150079
Affects: Said premises and other property

Said Easement is a re-recording of Easement recorded on December 14, 1990 under recording number 9012140084.

Affects: Parcel B

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.