

When recorded return to:

Oleg Gonchar and Elena Nikolayevna Gonchar
24170 Fly Fish Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236432

May 09 2023

Amount Paid \$1925.00

Skagit County Treasurer
By Lena Thompson Deputy

GNW 23-18250

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ligrow Investments Limited (British Virgin Islands Co. No. 1065532), ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Oleg Gonchar and Elena Nikolayevna Gonchar, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF. Pg. 3

Abbreviated legal description: Property 1:

Lot 184, RE-PLAT OF TRACT Q OF EAGLEMONT PHASE 1B, DIV. 4

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): P127047

Dated: 5-9-23

Ligrow Investments Limited (British Virgin Islands Co. No. 1065532)

By: [Signature]
Edward Shrie-Kai Young, Authorized Signor

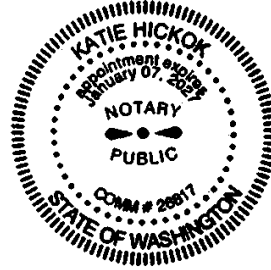
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 9th day of May, 2023 by ~~Ngia Kiang Trong~~ of Ligrow Investments Limited (British Virgin Islands Co. No. 1065532) and Edward Shrie-Kai Young, Authorized Signor of Ligrow Investments Limited (British Virgin Islands Co. No. 1065532).


Signature

Notary
Title

My commission expires: 1-7-23



Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1311 Olympic Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P127047

Property Description:

Lot 184, "RE-PLAT OF TRACT Q OF EAGLEMONT PHASE 1B, DIV. 4", according to the plat thereof recorded on December 18, 2007 under Auditor's File No. 200712180118, records of Skagit County, Washington.

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EXHIBIT B

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10. RESERVATIONS CONTAINED IN DEED

Executed by: James E. Moore and Myrtle Moore, his wife
Recorded: February 4, 1942
Auditor's No: 348986
As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

11. RESERVATIONS CONTAINED IN DEED

Executed by: Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz
Recorded: October 22, 1918
Auditor's No: 128138
As Follows:

Undivided 1/2 in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Southwest 1/4 of Section 27, Township 34 North, Range 4 East, W.M.

12. RESERVATIONS CONTAINED IN DEED

Executed by: Atlas Lumber Company
Recorded: April 18, 1914
Auditor's No: 102029
As Follows:

Reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all changes substantial by reason of such entry.

Affects Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M., and other property.

13. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 9211250027:

Purpose: Sanitary sewer, access and utility
Affects: Various strips as delineated on the face of said Survey

14. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: August 25, 1993
Auditor's No: 9308250085

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Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

The North 230 feet of the South 420 feet of the West 130 feet of the East 210 feet of the Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M. (This easement may be superseded at a later date by a document with a more specific easement description based on an as built Survey furnished by Grantor at no cost to Grantee.)

15. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation

Dated: September 28, 1993

Recorded: October 11, 1993

Auditor's No: 9310110127

Purpose: Natural gas pipeline or pipelines

Area Affected: 10 feet in width per mutual agreement

16. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: August 8, 1993

Recorded: November 2, 1993

Auditor's No: 9311020145

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under

Area Affected:

Easement No. 1: All streets, road rights-of-way, green belts, open spaces and utility easements as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width, across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: A strip of land 20 feet in width parallel to and coincident with the boundaries of Waugh Road as designed, platted and/or constructed within the above-described property.

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

Dated: January 11, 1994

Recorded: January 25, 1994

Auditor's No: 9401250030

Executed by: Sea-Van Investments Associates, a Washington General Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: December 11, 1995

Recorded: December 11, 1995

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Auditor's No: 9512110030

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 13, 1996

Recorded: March 18, 1996

Auditor's No: 9603180110

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: January 31, 2000

Recorded: February 1, 2000

Auditor's No: 200002010099

18. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.

19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: G.T.E. Northwest

Dated: February 7, 1994

Recorded: February 28, 1994

Auditor's No.: 9402280074

Purpose: Telephone lines, etc.

Area Affected: Portion of community tract at Northwest corner of intersection of Eaglemont Drive and Beaver Pond Drive

Said easement supersedes easement recorded under Auditor's File No. 9311090007.

20. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Eaglemont, Phase 1B, Division 4

Recorded: August 8, 2005

Auditor's No.: 200508080162

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

21. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Eaglemont Phase 1A

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Recorded: January 25, 1994

Auditor's No.: 9401250031

Affects: Lot 67

22. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Re-plat of Tract Q of Eaglemont Phase 1B, Div. 4

Recorded: December 18, 2007

Auditor's No.: 200712180118

23. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sea-Van, LLC

And: City of Mount Vernon, a Washington municipal corporation

Dated: May 26, 2010

Recorded: June 2, 2010

Auditor's No.: 201006020039

Regarding: Development agreement amending master plan