

When recorded return to:
VINCENT A. ROTA
4519 WOODSIDE DRIVE
ANACORTES, WA 98221



200706150001
Skagit County Auditor

6/15/2007 Page 1 of 5 8:39AM

CHICAGO TITLE COMPANY
IC42567 ✓

STATUTORY WARRANTY DEED

THE GRANTOR(S) COREY A. SCHNEIDER AND SANDRA L. SCHNEIDER, HUSBAND AND WIFE,

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys, and warrants to VINCENT A. ROTA AND NANCY R. ROTA, HUSBAND AND WIFE,

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

LOT 16, PLAT OF PARKSIDE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 170 THROUGH 174, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

SUBJECT TO: SPECIAL EXCEPTIONS AS SET FORTH IN SCHEDULE B-001 ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

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

Tax Parcel Number(s): 4552-000-016-0005

Dated: JUNE 6, 2007

Handwritten signature of Corey A. Schneider in black ink, written over a horizontal line.

COREY A. SCHNEIDER

Handwritten signature of Sandra L. Schneider in black ink, written over a horizontal line.

SANDRA L. SCHNEIDER

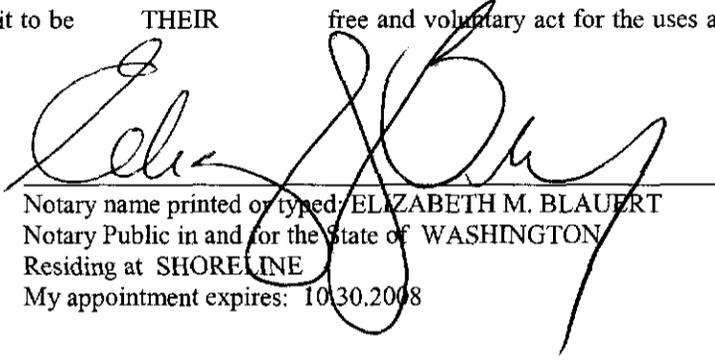
STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that COREY A. SCHNEIDER AND SANDRA L. SCHNEIDER (is/are) the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-7-07


Notary name printed or typed: ELIZABETH M. BLAUERT
Notary Public in and for the State of WASHINGTON
Residing at SHORELINE
My appointment expires: 10/30/2008



2993
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 15 2007

Amount Paid \$ 10,509.00
Skagit Co. Treasurer
By mlm Deputy



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SCHEDULE B-001

- 1. Easement delineated on the face of said plat;
 For: Utilities
 Affects: The exterior 10 feet of said premises adjacent to street
- 2. Easement contained in Dedication of said plat;
 For: All necessary slopes for cuts and fills
 Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
- 3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: September 6, 1990
 Auditor's No(s): 9009060042, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: Portion of said premises
- 4. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Anacortes, Skagit County, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utilities systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

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SCHEDULE B-001
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5. Common Area Note contained on the face of said plat, as follows:

Section 2.1 Common Areas. "Common Areas" shall include Tracts A, B, C, D and E of the plat. Those common areas are to be retained in their natural state, keeping the natural vegetation in place. Trails for walking may be installed in those common areas. The water retention ponds on Tract A are to be kept and maintained. Tract A may be used by the members of the Association and may be used by the owners of lots or tracts in the (proposed) Plat of Parkside, Division No. 2.

Section 2.2 Association to Maintain Common Areas. The Association shall maintain the Common Areas, including the water retention ponds. If the Association does not maintain the Common Areas, the City of Anacortes shall have the right to enforce these covenants that pertain to the obligation of the Association to maintain those Common Areas.

Section 2.3 Alteration of Common Areas. Nothing shall be altered or constructed upon or removed from the Common Areas except upon the prior written consent of the Board.

6. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; **Together With** the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 78125, records of Skagit County, Washington
Affects: Said premises and other property

7. Amended covenants, conditions, restrictions, and easements contained in declaration of restrictions;
Recorded: February 6, 1992
Auditor's No.: 9202060046, records of Skagit County, Washington
Executed by Puget Sound Development, a Partnership

Said instrument replaces declaration of restrictions recorded under Auditor's File No. 9105300048, records of Skagit County, Washington.

AMENDED by instrument(s):
Recorded: September 16, 1999 and August 31, 2001
Auditor's No(s).: 199909160014 and 200108310164, records of Skagit County, Washington

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SCHEDULE B-001
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8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 6, 1992
Auditor's No(s): 9202060046, records of Skagit County, Washington
Imposed By: Parkside Owners' Association

- END OF SCHEDULE B-001 -



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