



201505070040

Skagit County Auditor \$73.00  
5/7/2015 Page 1 of 2 10:33AM

When recorded return to:  
Korrell Living Trust  
4512 Woodside Drive  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108768

**Statutory Warranty Deed**

A108768  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jess Talosi and Mary Talosi, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Harry James Franklyn Korrell, Jr., Trustee of the Korrell Living Trust dated November 19, 1998 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 12 Parkside

Tax Parcel Number(s): P99112, 4552-000-012-0001

Lot 12, "PLAT OF PARKSIDE", as per plat recorded in Volume 14 of Plats at pages 170 through 174, in the records of Skagit County, State of Washington.

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 "A" attached hereto

Dated 4/29/2015

Jess Talosi  
Jess Talosi

Mary E. Talosi BY Jess POA  
Mary Talosi

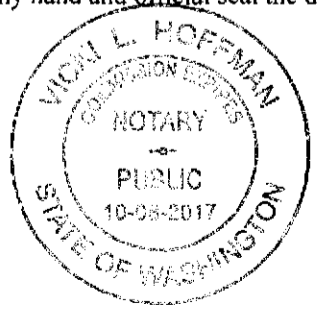
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 1577  
MAY 07 2015

Amount Paid \$10,240.<sup>00</sup>  
Skagit Co. Treasurer  
By MAM Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

On this 1ST day of May 2015 before me personally appeared Jess Talosi, to me known to be the individual described in and who executed the foregoing instrument for him self and as Attorney in Fact for Mary Talosi and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



Vicki L. Hoffman  
Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville  
My appointment expires: 10/08/2017

# EXHIBIT A

## EXCEPTIONS:

### A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: August 30, 1990  
Recorded: September 6, 1990  
Auditor's No: 9009060042  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

#### Area Affected:

All streets as constructed or to be constructed within the above-described property. (This clause to become null and void when said streets are dedicated to the public.)

The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Parkside Division 2.

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

Dated: May 30, 1991  
Recorded: May 30, 1991  
Auditor's No: 9105300048  
Executed by: Puget Sound Development, a Partnership

Said covenants were amended by document recorded under Auditor's File Nos. 9202060046, 200005260127 (a re-recording of 199909160014), 200108310164 and 201408220089.

C. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 78125, 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 damages sustained by reason of such entry.

### D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Parkside  
Recorded: March 25, 1991  
Auditor's No: 9103250003

E. Any tax, fee, assessments or charges as may be levied by Parkside Owner's Association.