



201609150030

Skagit County Auditor \$74.00
9/15/2016 Page 1 of 2 10:26AM

When recorded return to:
DM Robinson Trust
3484 Halibut Point Rd.
Sitka, AK 99835

Recorded at the request of:
Guardian Northwest Title
File Number: A110733

Statutory Warranty Deed

THE GRANTORS George I. Rockwood III and Jo A. Rockwood, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Carleton J. Robinson, Trustee of the DM Robinson Trust, dated May 3, 1993 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 58 Parkside

GUARDIAN NORTHWEST TITLE CO.

A110733

Tax Parcel Number(s): P99187, 4552-009-058-0007

Lot 58, "PLAT OF PARKSIDE", according to the plat thereof recorded in volume 14 of Plats, pages 170 through 174, records of Skagit County, 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 9/01/2016

George I. Rockwood III

Jo A. Rockwood

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4143
SEP 15 2016

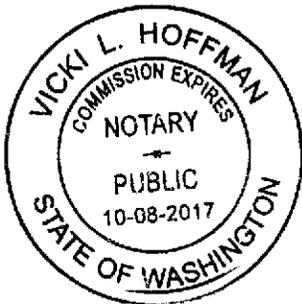
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$9973.⁰⁰
Skagit Co. Treasurer
By V.L.H. Deputy

I certify that I know or have satisfactory evidence that George I. Rockwood III and Jo A. Rockwood, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-2-16

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



Order No:

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.