



201701300224

When recorded return to:  
Anthony Ilyin and Margarita Ilyin  
621 North 18th Place  
Mount Vernon, WA 98273

Skagit County Auditor

\$75.00

1/30/2017 Page

1 of

3 3:22PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029628

**CHICAGO TITLE**  
020029628

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Suzanne Marie St. Clair, an unmarried person as their separate estate for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Anthony Ilyin and Margarita Ilyin, husband and wife

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

Lot 4, PLAT OF HIGHLAND GLEN DIVISION NO. 2, according to the plat thereof, recorded in Volume 11 of Plats, Page 79, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P80267 / 4362-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017372

JAN 30 2017

Amount Paid \$460224

Skagit Co. Treasurer

By *WMA* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 18, 2017

Suzanne Marie St. Clair  
Suzanne Marie St. Clair

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Suzanne Marie St. Clair 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: 1723-17  
Karen Richmond  
Name: Karen Richmond  
Notary Public in and for the State of WA  
Residing at: Everett WA  
My appointment expires: 7-15-20



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF HIGHLAND GLEN DIVISION NO. 2:**

Recording No: 863766

2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.