

When recorded return to:
Eric Phillip Illston
105 N. Edison St
Arlington, VA 22203



201704270059

Skagit County Auditor \$75.00
4/27/2017 Page 1 of 3 11:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030104

CHICAGO TITLE
620030104

STATUTORY WARRANTY DEED

THE GRANTOR(S) Vincent C. Oliver, Jr. and Rose T. Oliver, also shown of record as Rose Theresa Oliver, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Eric Phillip Illston and Shannon Reeves Illston as Trustees of Illston Family Trust, dated January 12, 2007

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

Lot 27, 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.

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

Tax Parcel Number(s): P99131 / 4552-000-027-0006

Subject to:

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

Dated: March 17, 2017

Vincent C. Oliver, Jr.

Rose T. Oliver

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171734
APR 27 2017

Amount Paid \$12,910.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Vincent C. Oliver Jr. and Rose T. Oliver

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 21, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

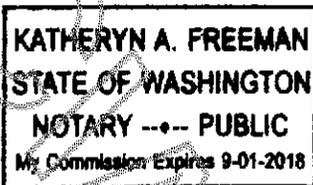


EXHIBIT "A"

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 PARKSIDE.

Recording No. 199103250003

2. 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, WA
Affects: Said premises and other property

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 6, 1992
Recording No.: 9202060046

Said instrument replaces declaration of restrictions recorded under Auditor's File No. 9105300048.

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 2001 and August 22, 2014
Recording No.: 200108310164 and 201408220089

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: February 6, 1992
Auditor's No.: 9202060046, records of Skagit County, WA
Imposed by: Parkside Owners' Association

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 6, 1990
Recording No.: 9009060042
Affects: A portion of said premises

6. City, county or local improvement district assessments, if any.
7. Dues, charges and assessments, if any, levied by Parkside Owners Association.
8. Assessments, if any, levied by City of Anacortes.