



201708100014

When recorded return to:
Tammy J. Ospenson
The Joseph E. Miolano Trust
2506 Oregon Ave
Anacortes, WA 98221

Skagit County Auditor \$76.00
8/10/2017 Page 1 of 3 10:22AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620031484

Escrow No.: 620031484

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janet R. Boge, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Tammy J. Ospenson, Trustee of The Joseph E. Miolano Revocable Living Trust

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

Lot 25, PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT, according to the plat thereof recorded in Volume 16 of Plats, pages 70 through 72, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108194 / 4661-000-025-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173717
AUG 10 2017

Amount Paid \$ 7303.00

Skagit Co. Treasurer

By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 31, 2017

Janet R. Boge
Janet R. Boge

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Janet R. Boge 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: August 3, 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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission 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 COPPER POND PLANNED UNIT DEVELOPMENT:

Recording No: 9509110092

2. Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line(s), together with necessary appurtenances, granted by instrument
Recorded: August 17, 1962
Auditor's No.: 625248 and 625249, records of Skagit County, WA
To: Puget Sound Power & Light Company

3. Easement, including the terms and conditions thereof, granted by instrument
Recorded: September 11, 1995
Auditor's No.: 9509110140, records of Skagit County, WA
In favor of: Port of Anacortes
For: Free and unobstructed use and passage of all types of aircraft

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap by does not discriminate against handicap persons.
Recorded: September 11, 1995
Auditor's No.: 9509110141, records of Skagit County, WA
Executed by Creekside Village Development Company

AMENDED by instrument recorded March 20, 1997, under Auditor's File No. 9703200089, records of Skagit County, Washington.

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by the City of Anacortes.
7. Assessments, if any, levied by The Copper Pond Homeowners Association.