

When recorded return to:
Donald Virgovic and Deborah Virgovic
5644 Island View Way
Bow, WA 98232



201712290094

Skagit County Auditor \$78.00
12/29/2017 Page 1 of 5 3:13PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245398805

CHICAGO TITLE
020032864

STATUTORY WARRANTY DEED

THE GRANTOR(S) Damski Properties, LLC, a California limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Donald Virgovic and Deborah Virgovic, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 2, PLAT OF ISLAND VIEW COURT, according to the plat thereof recorded on October 8th,
2008, under Auditor's File No. 200810080078, records of Skagit County, Washington.

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

Tax Parcel Number(s):

P127957 / 4971-000-002-0000 and P127958 / 4971-000-002-0100

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171229
DEC 29 2017

Amount Paid \$ 4027.00
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 27, 2017

Damski Properties, LLC

BY: Melvin H. Damski

Melvin H. Damski
Managing Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Melvin H. Damski is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Managing Member of Damski Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 29, 2017

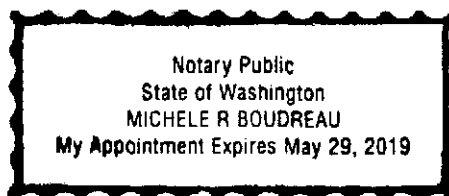
Michele R Boudreau

Name: MICHELE R BOUDREAU

Notary Public in and for the State of WA

Residing at: Bellingham

My appointment expires: May 29, 2019



Easement granted to the Pacific Telephone & Telegraph Company, by instrument recorded under Auditor's File No. 93129, records of Skagit County, Washington. Said easement is for the right to erect and maintain poles, with necessary wires and fixtures thereon.

Easement, including the terms and conditions thereof, granted by instrument(s);

Auditor's No(s): 552973, records of Skagit County, Washington

In favor of: Blanchard-Edison Water Association

For: Right to construct, maintain, improve and repair access roadway to proposed water reservoir site including right of ingress and egress

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

Granted to: Puget Sound Energy, Inc.

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: August 17, 1998

Recording No.: 9808170151

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

Granted to: Kerry Rye and her assigns

Purpose: View Easement

Recording Date: November 15, 2017

Recording No.: 201711150073

Affects: As disclosed in said instrument.

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 SKAGIT COUNTY SHORT PLAT NO. 97-0012:

Recording No: 200007280006

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Protected Critical Area Easement (PCA) and the terms and conditions thereof

Recording Date: July 28, 2000

Recording No.: 200007280007

Easement, including the terms and conditions thereof, established by instrument;
Recorded: July 28, 2000
Dated: March 12, 2000
Auditor's No.: 200007280008, records of Skagit County, Washington
In favor of: Lots 1, 2, 3 and 4 of said short plat
For: Ingress, egress, and utilities
Affects: Easterly portion of said premises

Said easement contains, among other things, provisions for maintenance by the common users.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: October 18, 2000
Auditor's No(s): 200010180047, records of Skagit County, Washington
Executed By: John G. Deming, Trustee of the E.C. Deming Living Trust

AMENDED by instrument(s):

Recorded: December 18, 2000
Auditor's No(s): 200012180153, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 18, 2000
Auditor's No(s): 200010180047, records of Skagit County, Washington
Imposed By: John G. Deming, Trustee of the E.C. Deming Living Trust

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 5, 2007
Recording No.: 200703050124

Easement Agreement and the terms and conditions thereof:

Recording Date: February 12, 2008 and April 16, 2008
Recording No.: 200802120051 and 200804160102

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 ISLAND VIEW COURT:

Recording No: 200810080078

Non-Exclusive Easement and Maintenance Declaration for Road and Infiltration Pond

Recording Date: October 8, 2008
Recording No.: 200810080081

Plat Lot of Record Certification

Recording Date: October 8, 2008
Recording No.: 200810080079

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, 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 in the document

Recording Date: October 8, 2008
Recording No.: 200810080080

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 1, 2011
Recording No.: 201109010054 being a re-recording of 201108310015

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 23, 2017
Recording No.: 201710230126

Protected Critical Area Easement (PCA) and the terms and conditions thereof

Recording Date: October 8, 2008
Recording No.: 200810080082

Notice of On-Site Sewage System Maintenance Agreement Requirement including the terms, covenants and provisions thereof

Recording Date: November 23, 2015
Recording No.: 201511230044