

When recorded return to:
Terri L. Crealock
11414 Arroyo Beach Pl SW
Seattle, WA 98146



201805300110

05/30/2018 03:40 PM Pages: 1 of 5 Fees: \$78.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034548

CHICAGO TITLE
620034548

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas H. Palinkas and Karen Palinkas, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Terri L. Crealock, a registered domestic partner, as her separate estate

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

Lot 3, "AMENDED PLAT OF LEKCINTON ACRES," approved September 14, 2009, recorded September 18, 2009, under Auditor's File No. 200909180031, being an amendment to Long Card No. 03-0319, approved September 13, 2005, and recorded on September 19, 2005, under Auditor's File No. 200509190141, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P123380 / 4870-000-003-0000

Subject to:

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

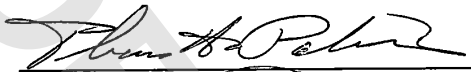
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201802249
MAY 30 2018

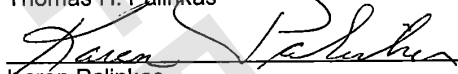
Amount Paid \$ 2947.00
By *MG* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 24, 2018



Thomas H. Palinkas



Karen Palinkas

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas H. Palinkas and Karen Palinkas are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

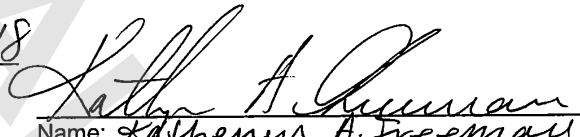
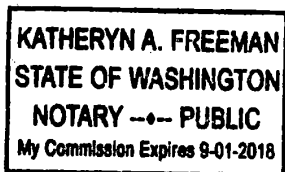
Dated: May 25, 2018Name: Kathryn A. FreemanNotary Public in and for the State of WAResiding at: Snohomish COMy appointment expires: 9-01-2018

EXHIBIT "A"

Exceptions

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

Granted to: Seattle SMSA Limited Partnership dba Verizon Wireless
Recording Date: April 1, 2002
Recording No.: 200204010006
Purpose: Grantor hereby grants to the Grantee, its heirs, successors, legal representatives and assigns, subject to the terms and conditions hereinafter set forth, a non-exclusive, twenty-foot (20') easement and right of way which is appurtenant to and running with the Benefited Property, over, across, under and through that certain area located on the Servient Property (the "Easement") for the purpose of; i) providing Grantee a means of vehicular and pedestrian ingress and egress to the Benefited Property seven (7) days a week, twenty-four (24) hours a day and, ii) installing, maintaining and operating utilities, including but not limited to electrical power, telephone, fiber optic cable and natural gas to the Benefited Property.

Amended by:
Recording No. 200703140031

2. 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: November 3, 2003
Recording No.: 200311030369

3. Recommendation of Preliminary Plat PP 03 0319

Recording Date: July 14, 2004
Recording No.: 200407140127

4. Title Notification - Development Activities on or Adjacent to Designated Natural Resource Land and the terms and conditions thereof

Recording Date: August 9, 2004
Recording No.: 200408090194

5. Mitigation Plan - Wellhead Protection Area and the terms and conditions thereof

Recording Date: September 19, 2005
Recording No.: 200509190139

EXHIBIT "A"Exceptions
(continued)

6. 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: September 19, 2005
Recording No.: 200509190140

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 27, 2015 and April 27, 2016
Recording No.: 201507270171 and 201604270073

7. 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 LEKCINTON ACRES:

Recording No: 200509190141

8. Preliminary Plat Modification PP08-0330

Recording Date: September 25, 2008
Recording No.: 200809250005

9. Lekcinton Acres Community Association By-Laws and the terms and conditions thereof

Recording Date: February 4, 2009
Recording No.: 200902040032

Modification(s) of said Bylaws

Recording Date: April 27, 2016
Recording No.: 201604270072

10. 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 AMENDED PLAT OF

EXHIBIT "A"

Exceptions
(continued)

LEKCINTON ACRES:

Recording No: 200909180031

11. Plat Lot of Record Certification and the terms and conditions thereof

Recording Date: September 18, 2009

Recording No.: 200909180032

12. Assessments, if any, levied by Lekcinton Acres Community Association.

13. City, county or local improvement district assessments, if any.