



202001020022

01/02/2020 10:50 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Leslie Guyton
311 E Hazel St., Unit D
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) LTK Properties, LLC, a Washington Limited Liability Company, P.O. Box 117, Mount Vernon, WA 98273,

19-3745

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Leslie Guyton, an unmarried woman

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

UNIT 3, "PARKSIDE VILLAGE, A CONDOMINIUM", according to the Declaration thereof, recorded on August 21, 2019, as Auditor's File No. 201908210047, and any amendments thereto, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P134941 & 6068-000-003-0000

Dated: 12-30-19

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 2
JAN - 2 2020

LTK Properties, LLC, a Washington Limited Liability Company

Amount Paid \$ 5165.22
Skagit Co. Treasurer
By HB Deputy

By: Leonard T. Kargacin
Leonard T. Kargacin, Member

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Leonard T. Kargacin 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 the Member of LTK Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 20 day of December, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022

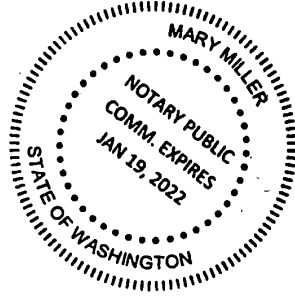


EXHIBIT A

19-3795-MM

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: March 15, 2011
Auditor's No.: 201103150062

2. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Trevor R. Taylor, an unmarried person
And: Leonard Kargacin, an unmarried person
Dated: August 25, 2011
Recorded: August 29, 2011
Auditor's No.: 201108290149
Regarding: Permissive Use Agreement

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Boundary Line Adjustment Survey for LTK Properties, LLC
Recorded: June 28, 2018
Auditor's No.: 201806280473

4. TERMS AND CONDITIONS OF A BILL OF SALE:

Dated: October 12, 2018
Recorded: October 24, 2018
Auditor's No.: 201810240031

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 18, 2018, as Auditor's File No. 201812180038.

6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named PARKSIDE VILLAGE, A CONDOMINIUM recorded August 21, 2019 as Auditor's File No. 201908210046.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

7. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and recorded August 21, 2019 as Auditor's File No. 201908210047 may be contained in the bylaws adopted pursuant to said Declaration.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3795-MM

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Declaration For: PARKSIDE VILLAGE, A CONDOMINIUM

8. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended. The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate"

9. Any tax, fee, assessments or charges as may be levied by Parkside Village Condominium Owners Association.