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When recorded return to:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Frantzson Sainvilus and Tianna M. Sainvilus  
311-E East Hazel Street, Unit E  
Mount Vernon, WA 98273

Affidavit No. 2020-161  
Jan 14 2020  
Amount Paid \$4723.40  
Skagit County Treasurer  
By Marissa Guerrero Deputy

GUARDIAN NORTHWEST TITLE CO.

**STATUTORY WARRANTY DEED 19-3786**

THE GRANTOR(S) LTK Properties, LLC, a Washington Limited Liability Company, ,

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

in hand paid, conveys, and warrants to Frantzson Sainvilus and Tianna M. Sainvilus, a married couple

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

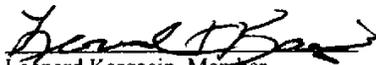
Unit 2, "PARKSIDE VILLAGE, A CONDOMINIUM", according to the Declaration thereof, recorded on August 21, 2019, as Auditor's File No. 201908210047, and any amendments thereto, records of Skagit County, Washington.

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): P134940 & 6068-000-002-0000

Dated: 1-13-2020

LTK PROPERTIES LLC, a Washington Limited Liability Company

 1-13-2020  
Leonard Kargacin, Member

*poor original*

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that LEONARD 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: 13<sup>th</sup> day of January, 2020

Mary Miller  
Signature

Notary Public  
Title

My appointment expires: 01-19-2022



**EXHIBIT A**  
19-3786-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

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. Easement, affecting a portion of subject property for the purpose of Broadband Communications System including terms and provisions thereof granted to Comcast Cable Communications Management, LLC recorded December 13, 2019 as Auditor's File No. 201912130084

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