

When recorded return to:

Robert Sustaita and Rianna Clark

4002 I. Avenue  
Arroyo, WA 98221SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1708

May 15 2020

Amount Paid \$6789.00

Skagit County Treasurer

By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Nicholas Morin and Malia Johnson, husband and wife

GNW 20-5191

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Robert Sustaita, an unmarried man and Rianna Clark, an unmarried woman

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



FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description:

Lot 26, Rosewind

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 "B" attached hereto

Tax Parcel Number(s): P115950; 4737-000-026-0000

Dated: 05/15/2020  
Nicholas Morin  
Malia JohnsonStatutory Warranty Deed  
LPB 10-05

Order No.: 20-5191-KS

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

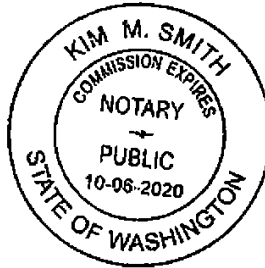
I certify that I know or have satisfactory evidence that Nicholas Morin and Malia Johnson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 15 day of May, 2020

Kim M. Smith  
Signature

Notary  
Title

My appointment expires: 10-6-2020



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 4002 I Ave., Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lot 26, PLAT OF ROSEWIND SUBDIVISION, according to the plat thereof, recorded September 30, 1999, under Auditor's File No. 199909300131, records of Skagit County, Washington.

Situated in Skagit County, Washington

Statutory Warranty Deed  
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**EXHIBIT B**

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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

**10. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company

Recorded In: Skagit County, Washington

Auditor's No: 554700

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Statutory Warranty Deed  
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Affects: A portion of the subject property

**11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

In Favor Of: Cascade Natural Gas Corporation

Recorded: October 19, 1967

Auditor's No.: 705887

**12. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: February 2, 2000

Recorded: February 2, 2000

Auditor's No: 200002020090

Executed by: Gary D. McCormick and Aina McCormick, husband and wife; and Vintage Investments, Inc.

Said covenants were amended by Auditor's File No. 200010060079.

**13. 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:**

Plat/Subdivision Name: Rosewind Subdivision

Recorded: September 30, 1999

Auditor's No: 9909300131

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".