

**When recorded return to:**  
Shawna Krizak  
311 A East Hazel Street  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4899  
Nov 17 2020  
Amount Paid \$5045.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044993

**CHICAGO TITLE**  
620044993

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brittany H. Rose, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Shawna Krizak, An unmarried person

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

UNIT 6, PARKSIDE VILLAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED ON AUGUST 21, 2019 UNDER AUDITOR'S FILE NO. 201908210047, AND SURVEY MAP AND PLANS RECORDED UNDER RECORDING NO. 201908210046, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134944 / 6068-000-006-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

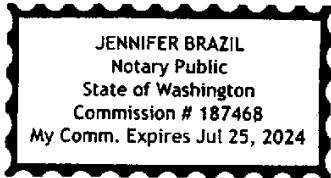
Dated: November 9, 2020

*Brittany H. Rose*  
Brittany H. Rose

State of WA  
County of Skagit

I certify that I know or have satisfactory evidence that  
Brittany H. Rose  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 11-13-2020



*Jennifer Brazil*  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2024

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 201103150062

2. Agreement, and the Terms and Conditions thereof:

Between: Trevor R. Taylor  
And: Leonard Kargacin  
Dated: August 25, 2011  
Recording Date: August 25, 2011  
Recording No.: 201108290149  
Regarding: Permissive Use Agreement

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Boundary Line Adjustment:

Recording No: 201806280473

4. Terms and Conditions of a Bill of Sale:

Dated: October 12, 2018  
Recording Date: October 24, 2018  
Recording No.: 201810240031

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Utilities  
Recording Date: December 18, 2018  
Recording No.: 201812180038  
Affects: This and additional property

6. Right of Way Easement

**EXHIBIT "A"**Exceptions  
(continued)

Recording Date: March 14, 2019  
Recording No.: 201903140076

Reference is hereby made to said document for full particulars.

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Parkside Village, a Condominium:

Recording No: 201908210046

8. 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: August 21, 2019  
Recording No.: 201908210047

9. Cable Television easement and service agreement created by

Document entitled: Grant of Easement  
Recording Date: December 13, 2019  
Recording No.: 201912130084  
Affects: This and additional property

Reference is hereby made to said document for full particulars.

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by City of Mount Vernon.
12. City, county or local improvement district assessments, if any.