

When recorded return to:

Ali Salari  
3912 Cottage Pl  
Anacortes, WA 98221

GNW 22-16303

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeffrey Russo, as his separate estate, 104 Washington Street, 512, Dover, NH 03820,

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

in hand paid, conveys, and warrants to Ali Salari, an unmarried person

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: Property 1:  
Lot 4, THE ISLES P.U.D.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): P124391

Dated: 08/23/2022Jeffrey Russo

Jeffrey Russo

STATE OF WASHINGTON Nevada  
COUNTY OF SKAGIT CLARKThis record was acknowledged before me on 23rd day of August, 2022 by Jeffrey Russo.Mahaalyel Hughes

Signature

Notary Public, State of Nevada

Title

My commission expires: 08/25/2023

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223591

Aug 31 2022

Amount Paid \$12633.00

Skagit County Treasurer

By Lena Thompson Deputy



MAHAALYEL HUGHES

NOTARY PUBLIC

STATE OF NEVADA

Appt. No. 19-3464-01

Expires August 25, 2023

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-16303-KH

Notarial act performed by audio-video communication.

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

Property Address: 3912 Cottage Place, Anacortes, WA 98221  
Tax Parcel Number(s): P124391

**Property Description:**

**Lot 4, "THE ISLES P.U.D.", as per plat recorded May 3, 2006, under Auditor's File No. 200605030185, records of Skagit County, Washington.**

Statutory Warranty Deed  
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**EXHIBIT B**

22-16303-KH

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

Recorded: November 24, 1954

Auditor's No.: 509693

Executed By: Park Estates Development Co., a limited partnership, by Great Western Investment Co. Inc., General Partner, by Albert Balch, President

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

Grantee: Puget Sound Energy, Inc.

Dated: June 15, 2004

Recorded: June 21, 2004

Auditor's No.: 200406210180

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: A ten foot strip located 5 feet on either side of centerline; exact location not disclosed on the record

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

Plat/Subdivision Name: The Isles P.U.D.

Recorded: May 3, 2006

Auditor's No.: 200605030185

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".

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

Dated: April 14, 2006

Recorded: May 5, 2006

Auditor's No.: 200605050122

Executed By: Donald D. Peterson and Habitat Construction, Inc.

Said covenants do not include a full and complete legal description of the plat that they encumber. Nor, do said

Statutory Warranty Deed  
LPB 10-05

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covenants assign parking and storage areas.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: May 19, 2009, April 27, 2011  
and June 25, 2018

Auditor's No.: 200905190024  
, 201104270014 and 201806250199