

**When recorded return to:**  
Randee Santos  
311 East Hazel Street Unit E  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20224412

Oct 28 2022

Amount Paid \$6165.00

Skagit County Treasurer

By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052983

**CHICAGO TITLE**

620052983

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Frantzson Sainvilus and Tianna M. Sainvilus, a married couple

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

the following described real estate, situated in the County of 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, AND SURVEY MAP AND PLANS RECORDED UNDER AUDITOR'S FILE NO. 201908210046, AND ANY AMENDMENTS THERETO, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134940 / 6068-000-002-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 25, 2022

[Signature]  
Frantzson Sainvilus

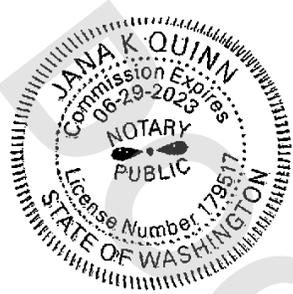
[Signature]  
Tianna M. Sainvilus

State of Washington

County of Skagit

This record was acknowledged before me on 10/26/2022 by Frantzson Sainvilus and Tianna M. Sainvilus.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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: 20110315006

2. Agreement and the terms and conditions thereof:

Executed by: Trevor R. Taylor and Leonard Kargacin  
Recording Date: August 25, 2011  
Recording No.: 201108290149  
Regarding: Permissive Use Agreement

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 and the terms and conditions thereof:

Recording Date: March 14, 2019

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

Recording No.: 201903140076

Reference is hereby made to said document for full particulars.

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

First Amendment to the Survey Map for Parkside Village, a Condominium

Recording Date: November 23, 2020

Recording No.: 202011230081

8. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and 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.

Entitled: Condominium Declaration

Recording Date: August 21, 2019

Recording No.: 201908210047

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 23, 2020

Recording No.: 202011230080

9. Lien of assessments levied pursuant to the Declaration for Parkside Village Condominium Owners Association to the extent provided for by Washington law.
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Comcast Cable Communications Management, LLC

Purpose: Broadband Communication System

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: December 13, 2019  
Recording No.: 201912130084

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