

202404220037

04/22/2024 11:55 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Aaron Clifford Bennett and Jessica Marie Manni
5245 South Morgan Street
Seattle, WA 98118

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20240332

Apr 22 2024

Amount Paid \$18462.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20158

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heiko Miles and Carol Miles, husband and wife, 1310 17th Street, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Aaron Clifford Bennett and Jessica Marie Manni, husband and wife

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 20, PLAT OF PARKSIDE

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): P99120/4552-000-020-0009

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20158-KM

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Dated: 4/17/24

Heiko Miles
Heiko Miles

Carol Miles
Carol Miles

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17th day of April, 2024 by Heiko Miles and Carol Miles.

[Signature]
Signature

Notary Public
Title

My commission expires: 6/19/25



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 4719 Woodside Drive, Anacortes, WA 98221
Tax Parcel Number(s): P99120/4552-000-020-0009

Property Description:

Lot 20, PLAT OF PARKSIDE, according to the plat thereof recorded in Volume 14 of Plats, pages 170 through 174 records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20158-KM

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EXHIBIT B

24-20158-KM

9. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 78125, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 30, 1990
Recorded: September 6, 1990
Auditor's No: 9009060042

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

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

Dated: May 30, 1991
Recorded: May 30, 1991
Auditor's No: 9105300048

Executed by: Puget Sound Development, a Partnership

Said covenants were amended by document recorded under Auditor's File Nos. 9202060046, 200005260127 (a re-recording of 199909160014), 200108310164 and 201408220089.

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: Parkside
Recorded: March 25, 1991
Auditor's No: 9103250003

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. Any tax, fee, assessments or charges as may be levied by Parkside Owner's Association.

14. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

Statutory Warranty Deed
L.P.B 10-05