

201501120105
Skagit County Auditor
1/12/2015 Page

1 of

3

\$74.00

1:32PM

When recorded return to:

David A. Levine and Jessica R. Levine
753 Humphrey Place
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022877

CHICAGO TITLE
6200 22877

STATUTORY WARRANTY DEED

THE GRANTOR(S) Royal Flush Realty, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to David A. Levine and Jessica R. Levine, Husband
and wife

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

Lot 2, WEST VIEW EAST, according to the plat thereof, recorded January 3, 2005, under Auditor's
File No. 200501030074, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P122428 / 4851-000-002-0000

Subject to:

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

Dated: January 6, 2015

Royal Flush Realty, LLC
a Washington limited liability company

BY:

Matthew Toth
Member

BY:

Danielle Gore
Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015/06

JAN 12 2015

Amount Paid \$ 5434.00

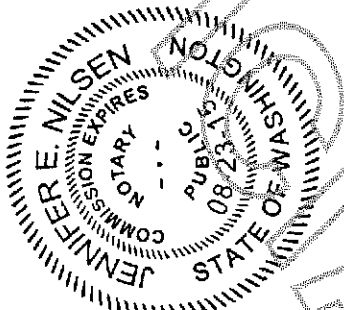
Skagit Co. Treasurer

By Deputy

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Matthew Toth
and Danielle Gore
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Member of Royal Flush Realty, LLC, a Washington limited liability company to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 8 2015



Name: Jennifer Nilsen
Notary Public in and for the State of WA
Residing at: Edmonds WA
My appointment expires: 8-23-18

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that _____
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Member of Royal Flush Realty, LLC, a Washington limited liability company to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____



EXHIBIT "A"

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
Recorded: October 19, 1954
Auditor's No.: 508074, records of Skagit County, Washington
To: State of Washington
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 10, 2005
Auditor's No(s): 200501100131, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Said instrument is a re-recording of instrument (s);
Recorded: November 22, 2004
Auditor's File No(s): 200411220174, records of Skagit County, Washington
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 **PLAT OF WEST VIEW EAST:**

Recording No: 200501030074
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: January 3, 2005
Auditor's No(s): 200501030073, records of Skagit County, Washington
Executed By: Hansell Mitzel LLC
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 3, 2005
Auditor's No(s): 200501030073, records of Skagit County, Washington
Imposed By: Hansell Mitzel LLC
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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: 200601270091
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Burlington.
9. Dues, charges, and assessments, if any, levied by West View East Owners Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.



201501120105