

POOR ORIGINAL

When recorded return to:

Gregory A. Eliason and Sherrill M. Marble
17676 Green Acres Road
Mount Vernon, WA 98273



201601280075

Skagit County Auditor

\$76.00

1/28/2016 Page

1 of

4 1:42PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026053

CHICAGO TITLE
620026053 STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise Macris and Constantine Macris, Trustees under the Denise Macris Living Trust, dated June 16, 2009, as to 1/2 interest and Constantine Macris and Denise Macris, Trustees of the Constantine Macris Living Trust, dated June 16, 2009, as to the remaining 1/2 interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Gregory A. Eliason and Sherrill M. Marble, husband and wife

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

PARCEL A:

Lot 14, Block 4, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

TOGETHER WITH the North Half of that certain 40 foot unopened County right-of-way as vacated by Order Vacating County right-of-way recorded November 15, 2001, under Auditor's File No. 200111150009, records of Skagit County, Washington, adjacent thereto, which would attach to said premises by operation of law.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for ingress, egress, utilities and drainage over, under and across the following described property;

the East 15 feet of Lot 3 and the West 15 feet of Lot 4; the North 20 feet of the West 15 feet of Lot 13, all in Block 4, BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, according to the plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P62209 / 3864-004-014-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016293

JAN 28 2016

Amount Paid \$ 9,350.⁰⁰
Skagit Co. Treasurer
By *Mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 25, 2016

The Denise Macris Living Trust, dated June 16, 2009

BY: Denise Macris Trustee
Denise Macris
Trustee

BY: Constantine Macris Trustee
Constantine Macris
Trustee

The Constantine Macris Living Trust, dated June 16, 2009

BY: Constantine Macris Trustee
Constantine Macris
Trustee

BY: Denise Macris Trustee
Denise Macris
Trustee

State of WA
County of Whatcom

I certify that I know or have satisfactory evidence that Denise macris

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 Trustees of The Denise Macris Living Trust, dated June 16, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/26/2016 * AND The Constantine Macris Living Trust dated June 16, 2009

BARBARA VOLKOV
Notary Public
State of Washington
My Commission Expires
December 19, 2016

Barbara Volkov
Name: Barbara Volkov
Notary Public in and for the State of WA
Residing at: Bellingham WA
My appointment expires: 12/19/2016

State of WA
County of Whatcom

I certify that I know or have satisfactory evidence that Constantine macris

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 Trustees of The Denise Macris Living Trust, dated June 16, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/26/2016 * AND The Constantine Macris Living Trust dated June 16, 2009

BARBARA VOLKOV
Notary Public
State of Washington
My Commission Expires
December 19, 2016

Barbara Volkov
Name: Barbara Volkov
Notary Public in and for the State of WA
Residing at: Bellingham WA
My appointment expires: 12/19/2016

EXHIBIT "A"
Exceptions

1. Declaration of Easements, Covenants and Road Maintenance Agreement, including the terms and conditions thereof

Recording Date: June 15, 2000
Recording No.: 200006150112 (being a re-recording of 200006140193)

Modified by:
Recording Date: August 15, 2001
Recording No.: 200108150113

2. 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: June 13, 2002
Recording No.: 200205130078

Said document being a re-recording of Auditor's File No. 200205290097

3. Public and private easements, if any, over vacated portion of said premises.
4. Terms and conditions of the easement set forth in Parcel B of Exhibit "A".
5. Order Vacating County Right of Way including the terms, covenants and provisions thereof

Recording Date: November 15, 2011
Recording No.: 200111150009

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clear Lake LLC
Purpose: Ingress and egress
Recording Date: May 8, 2002
Recording No.: 200205080124

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clear Lake LLC
Purpose: Ingress, egress and utilities
Recording Date: May 8, 2002
Recording No.: 200205080126

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clear Lake LLC
Purpose: Installation, construction, repair and maintenance of septic drainfield
Recording Date: May 8, 2002
Recording No.: 200205080127

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clear Lake LLC
Purpose: Installation, construction, repair and maintenance of a septic drainfield
Recording Date: May 8, 2002
Recording No.: 200205080128

10. Operation and Maintenance Agreement including the terms, covenants and provisions thereof

EXHIBIT "A"

Exceptions
(continued)

Recording Date: May 8, 2002
Recording No.: 200205080140

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clear Lake LLC
Purpose: Construction, placement, repair and maintenance of septic drainfield and drainage lines
Recording Date: May 20, 2003
Recording No.: 200305200005

12. City, county or local improvement district assessments, if any.

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.