

When recorded return to:
Larry Potts and Diane Potts
541 W. Kellogg Rd.
Bellingham, WA 98226



201111040051
Skagit County Auditor

11/4/2011 Page 1 of 4 1:30PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 245342625

CHICAGO TITLE

620013957

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lewis Curran, a single man

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

in hand paid, conveys, and warrants to Larry Potts and Diane Potts, husband and wife

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

Unit C, of "Birchcrest North Condominium," according to the declaration thereof, recorded under Auditor's File No. 9306090141, and any amendments thereto, and as shown on the Condominium Plan and Survey Map, recorded in Volume 15, Pages 89 and 90, under Auditor's File No. 9306090140.

Situate in Skagit County, Washington

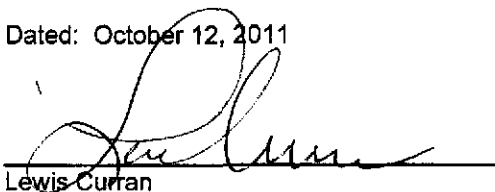
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P103200 4604-000-003-0002

Subject to:

See attached Exhibit "A" and by this reference made a part hereof.

Dated: October 12, 2011


Lewis Curran

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113357
NOV 04 2011

Amount Paid \$ 3298.⁰⁰
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that Lewis Curran is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 17, 2011

Marcia J. Jennings

Name: Marcia J. Jennings

Notary Public in and for the State of WA

Residing at: Sedro-Woolley, WA

My appointment expires: 10/5/2012



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EXHIBIT "A"

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

Granted to: The City of Burlington, a municipal corporation
Purpose: Construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline
Recording Date: December 5, 1974
Recording No.: 810832
Affects: Portion of said premises and other property

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

Granted to: Skyo Development Company, a Washington corporation
Purpose: A buried drain line
Recording Date: June 4, 1976
Recording No.: 836296
Affects: Portion of said premises and other property

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

Granted to: Natural Gas Corporation
Purpose: Pipeline or Pipelines
Recording Date: October 4, 1956
Recording No.: 542450
Affects: The exact location of said right of way is not disclosed on the record

Covenants, conditions, restrictions and easements 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 in the document

Recording Date: June 9, 1993
Recording No.: 9306090141

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 Map and Plans for Birchcrest North Condominium:**

Recording No: 9306090140



201111040051
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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 Replat of Lot 31 Country Club Estates:

Recording No: 8609050018

Mineral reservation contained in deed through which title is claimed from the United States of America, dated January 1, 1944, recorded April 25, 1944, under Auditor's File No. 370943, as follows:

"Reserving to the United States of America of 3/4 interest in the oil, gas, coal, and other mineral rights of whatsoever nature, upon, in, or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be needed for mining and saving said minerals, except that the said grantees shall have the right to mine coal for their domestic use."

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, 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 in the document

Recording Date: December 23, 1974
Recording No.: 811522
Executed By: Country Club Estates

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

Granted to: Skyko Development Company, a Washington corporation
Recording Date: November 21, 1975
Recording No.: 826438
Affects: Portion of said premises and other property

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

Granted to: The City of Burlington, a municipal corporation
Purpose: Sewer line purposes; a permanent easement for the construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline, together with ingress and egress thereto
Recording Date: December 13, 1974
Recording No.: 811172
Affects: Portion of said premises and other property



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