

When recorded return to:
Kevin Walters and Samantha Walters
19898 Hill Court
Burlington, WA 98233



201204230217
Skagit County Auditor

4/23/2012 Page 1 of 3 2:27PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620015225

CHICAGO TITLE
620015225

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lisa M. Rockwell, Personal Representative of The Estate of Brandon M. McEuen,
Deceased per Superior Court of Skagit County Case No 11-4-002675

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

in hand paid, conveys, and warrants to Kevin Walters and Samantha Walters, husband and wife

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

Tract 3, CORRECTED PLAT OF BURLINGTON HILL ESTATES DIVISION NO. 2, according to
the plat thereof recorded in Volume 12 of Plats, page 23, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P80824, 4378-000-003-0003

Subject to: Covenants, conditions, restrictions and easements of record.

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

Dated: April 19, 2012

The Estate of Brandon M. McEuen, Deceased

BY: Lisa M. Rockwell
Lisa M. Rockwell
Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 1100

APR 23 2012

Amount Paid \$ 2621.68
Skagit Co. Treasurer
By Man Deputy

STATUTORY WARRANTY DEED

(continued)

State of

WA

County

of

King

I certify that I know or have satisfactory evidence that

LISA M. ROCKWELL

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 Personal Representative of Estate of Brandon M. McEuen, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

4/20/12



Name:

Notary Public in and for the State of

WA

Residing at:

Seattle

My appointment expires:

3.19.16



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EXHIBIT "A"

Exceptions

1. 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 said plat:

Recording No: 883230

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

Skagit County Right to Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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