

When recorded return to: Donald F. Kelly and Ronda L. Kelly 3902 Stankus Place Anacortes, WA 98221

Skagit County Auditor

\$75.00

7/3/2013 Page

1 of

3:57PM

Recorded at the request of:

File Number: A106088

Statutory Warranty Deed

GUARDIAN NORTHWEST TITI

THE GRANTOR Richard J. Burtness and Anitra K. Burtness, Trustee of the Burtness Family Trust dated July 1, 1996 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Donald F. Kelly and Ronda L. Kelly, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 25, Township 35 North, Range 1 East; Ptn. of SW NE aka Lot 5 ANA-95-006

Tax Parcel Number(s): P109545, 350125-1-065-0800

Lot 5 of Anacortes Short Plat No. ANA-95-006 as approved August 19, 1996, and recorded August 20, 1996, in Volume 12 of Short Plats, pages 132 and 133, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian.

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 per Exhibit "A" attached hereto

1/2/13

Richard J. Burtness, Trustee

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20132604

JUL 03 2013

Amount Paid \$ 2052. DO

COUNTY OF I certify that I know or have satisfactory evidence that Richard J. Burtness and Anitra K. Burtness are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Burtness Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.				
Certify that I know or have satisfactory evidence that Richard J. Burtness and Anitra K. Burtness are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Burtness Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. Dated:	STATE OF California	}	5/8	
State of California County of Solano Dersons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Burtness Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. Notary Public in and for the State of California Residing at My appointment expires: State of California County of Solano On ISWAP before me Personally appeared Kickard Furture and Anitral Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	COUNTY OF			
State of California County of Solano Dersons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Burtness Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. Notary Public in and for the State of California Residing at My appointment expires: State of California County of Solano On ISWAP before me EVENTMENT AT THE ANTER E BURT THEY Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)://are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.				
State of California County of Solano Dersons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Burtness Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. Notary Public in and for the State of California Residing at My appointment expires: State of California County of Solano On ISWAY before me Personally appeared Kickayd J Buytuun and AniTRA & Buytuu who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s). Is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	and the second s			
State of California County of Solano On itway 2 before me Kulwinners. State of California County of Solano On itway 2 before me Kulwinners. Kulwinner Residing at My appointment expires: Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his her/their authorized capacity(ies), and that by his-her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	certify that I know or have s	atisfactory evidence that Ricl	nard J. Burtness and An	itra K. Burtness are the
Notary Public in and for the State of California Residing at My appointment expires: State of California County of Solano On Thury 2 before me. Licky d J Burtum and AniTRA & Burtum personally appeared Kicky d J Burtum and AniTRA & Burtum personally appeared to me on the basis of satisfactory evidence to be the person's whose name(s) is/are subscribed to the within instrument and acknowledged to me that harsher/they executed the same in his her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	persons who appeared before	me, and said persons acknow	ledged that they signed	this instrument and
Notary Public in and for the State of California Residing at My appointment expires: State of California Country of Solano On TWAY Deforme. KULWINDER KATWAK on elay rule personally aspeared KICKAY OF BUYTUM ON ANITER E BUYTUM who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in line her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the lastrument. Icertify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.			ust, to be the tree and v	oluntary act of such party(les)
Notary Public in and for the State of California Residing at My appointment expires: State of California County of Solano On : Thursty 22 before me. Personally appeared Richard J Burtum and AniTRA k Burtum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in wis/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	for the uses and purposes me	ntioned in this instrument.		
State of California County of Solano On it was personally appeared Kickaya J Burtum and Amitra k Burtum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) k/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in inlether/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERIURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	Dated:			
State of California County of Solano On it was personally appeared Kickaya J Burtum and Amitra k Burtum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) k/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in inlether/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERIURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	-	V., Y.) ——		
State of California County of Solano On 17 UM 22 before me. KULWINDER KATWAK on elay rul personally appeared KICLQ of TRUY turn and ANITRA & Burtum person(s) whose name(s) 1/2 are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in hist her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.		and the same of th		
State of California County of Solano On TUMM2 before me. KILWINDER KATWAK on elay rulpersonally appeared Richard JBurtum and ANITRA & Burtum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Mare subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/thieir authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERIURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.				
County of Solano On Town 22 before me. Lichard J Burtum and ANITRA & Burtum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.		My appo	inunent expires:	
County of Solano On Town 22 before me. Lichard J Burtum and ANITRA E Burtum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.				
County of Solano On Town 22 before me. Lichard J Burtum and ANITRA E Burtum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.		September 1		
County of Solano On Town 22 before me. Lichard J Burtum and ANITRA & Burtum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/ her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.				
on itsuage before me. RULWINDER KATWAK an elegist of personally aspeared Richard F Burtum and ANITRA & Burtum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.				
person(s) whose name(s) Is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	County of Solano 213			
person(s) whose name(s) Is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	On Jacky before n	NULWINDE	R KATWAC au	day out
person(s) whose name(s) Is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	personally appeared	hava J Burtuen	ANITRA	k lamba
her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	person(s) whose name(s) is	Aasis of satisfactory evidence to	o be the	13411144
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	and actiniowiedded to the t	hat he/she/they ever med the	ease in the	
behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	THEN THEN OUTDAINED CODE	i(V(ies), and that he his/her/sh.	ا ا ا ا	CTC114
I certify under PENALTY OF PERURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	ary rotuse(s) on the instrum	IPNI ITIE NOCKONIKI. Or the entire	u i man	T AREA P
California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	benair or which the person	s) acted, executed the instrum	ent.	AFTE A STATE OF THE STATE OF TH
WITNESS my hand and official seal.	certify under PENALTY OF	PERIURY under the laws of the		
	Commenter dist the tolegon	a basadrabu is true and correc		
	WITNESS my hand and office	ial seal,		
Signature: Kulmah Kulmah Signature: Signatur	1/1)		// \ ````````````````````````````````````
RK AT LOCALIFOR LAW 12:00	Signature: Kul	men Kil	h-	OLANGE NO.
				15 65 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
				A SEE SE
1 1 1 1 1 1 1 1 1 1				\\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\



Skagit County Auditor 7/3/2013 Page

\$75.00

2 of

4 3:57PM

EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Anacortes Water Company

Recorded:

November 25, 1913

Auditor's No.

99430

Purpose: Area Affected: Right-of-way pipeline

Exact location not disclosed

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:

Anacortes Water Company

Recorded:

January 26, 1914

Auditor's No.

100474

Purpose:

Right-of-way for water main

Area Affected:

Exact location not disclosed

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

City of Anacortes, a municipal corporation

And:

Raymond Jones, Vern Burtness, et al November 5, 1968

Dated:

March 27, 1970

Recorded:

737329

Auditor's No.: Regarding:

Water and sewer lines and connections

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

Elvin A. Henke and Ardell M. Henke, husband and wife

And:

Vern L. Burtness and Muriel A. Burtness, husband and

wife

Dated:

July 27, 1984

Recorded:

July 31, 1984

Auditor's No.:

8407310056

Regarding:

Property development, access and height restrictions

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

Recorded:

August 20, 1996

Auditor's No.:

9608200003

Executed By:

Vern L. Burtness and Muriel A. Burtness

201307030127

Skagit County Auditor 7/3/2013 Page

3 of

1 3:57PM

\$75.00

F. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name:

ANA-95-006

Recorded:

August 20, 1996

Auditor's No.:

9608200002

G. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS

THEREOF:

Recorded:

May 15, 2007

Auditor's No.:

200705150068

Purpose:

Drainage

Area Affected:

As described in said document

201307030127

Skagit County Auditor 7/3/2013 Page

4 of

\$75.00 4 3:57PM