



201412240094

Skagit County Auditor
12/24/2014 Page 1 of 2 1:07PM \$73.00

When recorded return to:
Brian Givens and Kelly Givens
305 Pioneer Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022788

CHICAGO TITLE
620022788

STATUTORY WARRANTY DEED

THE GRANTOR(S) Corey J. McDermott, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brian Givens and Kelly Givens, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 15, FAIRVIEW ADDITION REPLAT, according to the plat thereof, recorded in Volume 7 of
Plats, page 55, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P72507 / 4083-000-015-0005

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022788, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: December 22, 2014

Corey J. McDermott

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

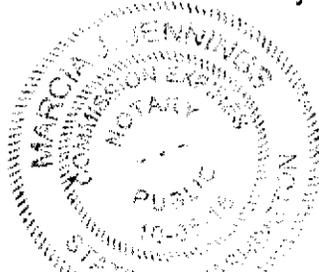
20144916
DEC 24 2014

State of Washington
County of Skagit

Amount Paid \$ 3208.11
Skagit Co. Treasurer
By Mam Deputy

I certify that I know or have satisfactory evidence that Corey J. McDermott
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: December 23, 2014



Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: February 14, 1956
Auditor's No(s): 531650, records of Skagit County, Washington
Executed By: Wilson W. Swank and Minnie Swank, husband and wife; and Ernest Boettcher and Iva Boettcher, husband and wife; and Harold Thornton and Margaret Jeanne Thornton, husband and wife
2. 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: April 1, 1955
Auditor's No(s): 515509, records of Skagit County, Washington
Executed By: George Wallace
3. Terms and conditions of that Ordinance No. 934;
Recorded: October 19, 1979
Auditor's No.: 7910190012, records of Skagit County, Washington
4. Assessments, if any, levied by City of Burlington.
5. City, county or local improvement district assessments, if any.
6. 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.



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