



201501090086

Skagit County Auditor \$74.00
1/9/2015 Page 1 of 3 1:38PM

When recorded return to:
M. Donald Davis and Patti Davis
1004 Homestead 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.: 620022771

CHICAGO TITLE
620022771

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicholas Briehl Mulcahey, a married man, as his separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to M. Donald Davis and Patti Davis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 11, HOMESTEAD PLACE, according to the plat thereof, recorded December 1, 2004, under Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No. 200505060135, records of Skagit County, Washington.


Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122255 / 4846-000-011-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 7, 2015


Nicholas Briehl Mulcahey

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201589
JAN 09 2015

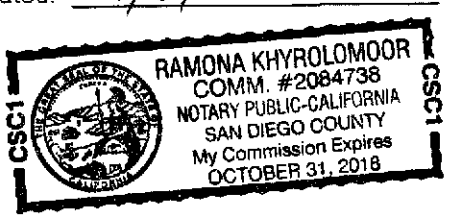
Amount Paid \$ 3,654.⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

State of California

County of San Diego

I certify that I know or have satisfactory evidence that Nicholas Briehl Mulcahey (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: 1/8/2015



Ramona Khyrolomoor
Name: RAMONA KHYROLOMOOR
Notary Public in and for the State of California
Residing at: San Diego, California
My appointment expires: Oct 31/2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 11, 2004
Auditor's No(s): 200410110031, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Said instrument is a re-recording of instrument (s);
Recorded: July 26, 2004
Auditor's File No(s): 200407260154, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 8, 2003
Auditor's No(s): 200301080008, records of Skagit County, Washington
In favor of: City of Burlington
Affects: Southerly 30 feet of said premises

Note: Easement is also delineated on the face of said plat

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 19, 2002
Auditor's No(s): 200212190002, records of Skagit County, Washington
In favor of: City of Burlington
For: Sewer line
Affects: South 30 feet of said premises

4. 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 HOMESTEAD PLACE:

Recording No: 200412010051 and amended under 200505060135

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: December 14, 2004
Auditor's No(s): 200412140045, records of Skagit County, Washington
Executed By: Homestead NW Dev. Co.

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 14, 2004
Auditor's No(s): 200412140045, records of Skagit County, Washington
Imposed By: Homestead Place Owners Association



EXHIBIT "A"

Exceptions
(continued)

7. Note on the face of Short Plat No. Burl 3-99, as follows:

If there is development of more than one single family residence, or further subdivision of Lot 2, improvements to Sharon Street shall be made per City of Burlington Municipal Code Chapter 12.28 (Street Standards).

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Burlington.
10. Assessments, if any, levied by Homestead Place Owner's Association.

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.

