

When recorded return to:
Michale U. Engelbretson and Sausha K. Nutting
905 Apache Drive
Mount Vernon, WA 98273



201504290118

Skagit County Auditor \$76.00
4/29/2015 Page 1 of 5 3:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023743

CHICAGO TITLE
020023743 STATUTORY WARRANTY DEED

THE GRANTOR(S) Lorraine D. Kern Trustee of the Kern Family Trust
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Michale U. Engelbretson and Sausha K. Nutting, husband and wife

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

Lot 10, PLAT OF COUNTRY AIRE PHASE 3, according to the plat thereof, recorded in Volume 15 of Plats, pages 157 and 158, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P104486 / 4625-000-010-0009

Subject to:

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

Dated: April 27, 2015

Kern Family Trust

BY: *Lorraine D. Kern*
Lorraine D. Kern
Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151437

APR 29 2015

Amount Paid \$4,277.⁰⁰
Skagit Co. Treasurer


By *[Signature]* Deputy

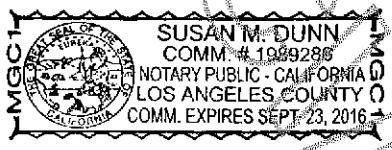
STATUTORY WARRANTY DEED
(continued)

State of CA
County of Los Angeles

I certify that I know or have satisfactory evidence that Lorraine D. Kern 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 Trustee of Kern Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-28-15


Name: SUSAN M. DUNN, NOTARY PUBLIC
Notary Public in and for the State of CA
Residing at: Los Angeles County
My appointment expires: 9-23-16



CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California
County of Los Angeles

On 4-28-15 before me, SUSAN M. DUNN, NOTARY PUBLIC
(name and title of the officer), personally appeared
Lorraine D. Kern

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.

Signature [Handwritten Signature]
SUSAN M. DUNN, NOTARY PUBLIC



Reference information (not required)

Attached to Statutory Warranty Deed
Doc Dated 4-27-15

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 28, 1906
Auditor's No(s): 61920, records of Skagit County, Washington
In favor of: The Puget Sounder and Baker River Railroad Company
For: A 50 foot wide strip of land
Affects: A railroad right-of-way

Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 3, 1907
Auditor's No(s): 63372, records of Skagit County, Washington
In favor of: The Puget Sound and Baker River Railroad Company
For: A 50 foot wide strip of land
Affects: A railroad right-of-way

Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 29, 1992
Auditor's No(s): 9210290099, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects:

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

EASEMENT NO. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 29, 1993
Auditor's No(s): 9303290048, records of Skagit County, Washington
In favor of: Dike District No. 12
For: Ingress and egress
Affects: Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77,
Plat of Burlington Acreage Property
5. 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 COUNTRY AIRE PHASE 3:

Recording No: 9402220117
6. Easement delineated on the face of said Skagit County Short Plat No. 40-76, approved September 15, 1976, and recorded September 15, 1976, in Volume 1 of Short Plats, page 170, under Auditor's File No. 842705, records of Skagit County, Washington;
For: Ingress, egress and utilities
Affects: A 60-foot strip along Crystal Lane and the North 15 feet of Lots 2 through 8
7. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.

EXHIBIT "A"

Exceptions
(continued)

8. 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: June 11, 1993

Auditor's No(s): 9306110140, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan

AMENDED by instrument(s):

Recorded: September 15, 1993

Auditor's No(s): 9309150090, records of Skagit County, Washington

9. 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: February 20, 1994

Auditor's No(s): 9402200118, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy Gentry, husband and wife

10. Assessments, if any, levied by City of Burlington.

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