

When recorded return to:

Chris Terry Schardine
2777 And 2781 Old Hwy 99 Rd N
Burlington, WA 98233



201506300161

Skagit County Auditor \$73.00
6/30/2015 Page 1 of 2 2:54PM

Filed for Record at Request of
Attorney's Title Of Washington, Inc.
Escrow Number: TC1-41161

Land Title and Escrow

151449-S

Statutory Warranty Deed

THE GRANTORS Roland Sanchez and Cory L Sanchez, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chris Terry Schardine, a Married man as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

^{E W M} Lot 1, Revised SP 56-81; Ptn S 1/2 Of SW 1/4, 17-36-4
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN

"Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$303,240.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Tax Parcel Number(s): 360417-3-014-0003 Property I.D. No.: P49352

Dated June 25, 2015

Roland Sanchez

Cory L Sanchez

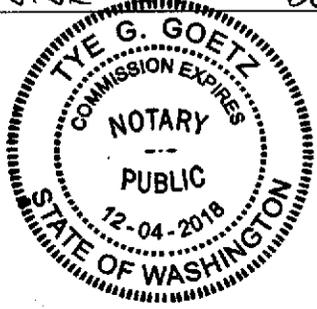
2015 2486
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF WASHINGTON
COUNTY OF SKAGIT } SS:

JUN 30 2015
Amount Paid \$ 4503
By WF Skagit Co. Treasurer Deputy

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

Dated: JUNE 27TH 2015



Notary Public in and for the State of
Washington
Residing at TACOMA
My appointment expires: DEC-4-2018

EXHIBIT A

Lot 1, Skagit County Short Plat No. 56-81, approved February 5, 1982, and recorded February 5, 1982, in Volume 5 of Short Plats, page 162, under Auditor's File No. 8202050001, records of Skagit County, Washington, being a portion of the South ½ of the Southwest ¼ of Section 17, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

Provisions set forth on the face of the Short Plat, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - R1 2.5;
4. Sewage Disposal - Individual septic system;
5. Water - Well.

SEWER SERVICE AGREEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between:	Whatcom County Water District No. 12
And:	Jerald and Sharon Kramer, husband and wife
Recorded:	August 23, 1988
Auditor's No.:	8809090009
Regarding:	Sewer Facilities