

When recorded return to:  
Hakam Singh  
717 West Point Drive  
Burlington, WA 98233



Skagit County Auditor \$74.00  
7/10/2015 Page 1 of 3 4:03PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620024549

**CHICAGO TITLE**  
**620024549 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cassandra Court LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Hakam Singh, an unmarried man

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

Lots 1, 2, 3 & 4, City of Burlington Short Plat No. BURL SS 2-04, recorded April 28, 2006, under Auditor's File No. 200604280059, records of Skagit County, Washington; being a portion of Tract 81, Burlington Acreage Property.

EXCEPT that portion of said Lot 4 described as follows:

BEGINNING in the Southeast corner of Lot 4, City of Burlington Short Plat No. BURL SS 2-04;  
Thence North 0 degrees 25'10" West a distance of 2.84 feet along the Eastern boundary of said Lot 4;  
Thence North 89 degrees 55'13" West a distance of 53.00 feet parallel to the South boundary of said Lot 4;  
Thence South 89 degrees 55'13" East a distance of 53.00 feet along the South boundary of said Lot 4 to the TRUE POINT OF BEGINNING.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P124604 / 3867-000-081-1200, P124605 / 3867-000-081-1300, P124606 / 3867-000-081-1400, P124607 / 3867-000-081-1500

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20152674  
JUL 10 2015

Amount Paid \$ 285302  
Skagit Co. Treasurer  
By *MB* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: July 9, 2015

Cassandra Court LLC

BY: [Signature]

Greg Kreider, Member

BY: [Signature]

Dawnell Kreider, Member

State of WA

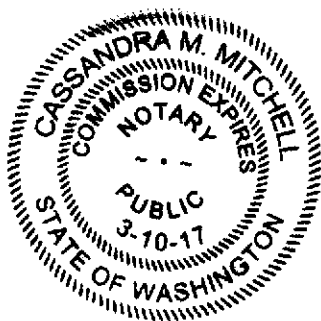
County of SKagit

I certify that I know or have satisfactory evidence that Greg Kreider and Dawnell Kreider

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 Members of Cassandra Court LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-10-15

[Signature]  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-17



**EXHIBIT "A"**  
Exceptions

1. Agreement, including the terms, covenants and provisions thereof;

Executed by: Carolyn Lloyd, et al and Greg Kreider and Dawnell Kreider, husband and wife  
Recording Date: March 4, 2005  
Recording No.: 200503040111  
Regarding: Easement agreement for sewer

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution system and appurtenances thereto  
Recording Date: July 5, 2005  
Recording No.: 200507050154

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 City of Burlington Short Plat No. BURL SS 2-04.

Recording No: 200604280059

4. Covenants, conditions, assessments, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 22, 2007  
Recording No.: 200706220132

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cassandra Court Homeowner's Association  
Recording Date: June 22, 2007  
Recording No.: 200706220132

6. Assessments, if any, levied by Burlington.
7. Assessments, if any, levied by Cassandra Court Homeowner's Association.
8. City, county or local improvement district assessments, if any.

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.