



201508280096

When recorded return to:
Michael R. Currie
805 Quinntat Drive
Burlington, WA 98233

Skagit County Auditor \$74.00
8/28/2015 Page 1 of 3 2:07PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024729

CHICAGO TITLE
620024729 STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory H. Knutzen and Kathleen Knutzen, Husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Michael R. Currie, an unmarried person

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

Lot 30, PLAT OF KINGSGATE, DIV. NO. 2, according to the plat thereof, recorded in Volume 12 of
Plats, page 34, records of Skagit County, Washington

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P81056 / 4385-000-030-0001

Subject to:

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

Dated: August 25, 2015

Gregory H. Knutzen

Kathleen Knutzen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153448
AUG 28 2015

Amount Paid \$4,179.10
Skagit Co. Treasurer
By Deputy

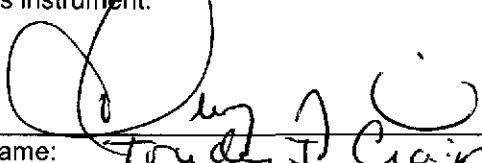
STATUTORY WARRANTY DEED

(continued)

State of Washington
county of Skeet

I certify that I know or have satisfactory evidence that
Gregory H. Knutzen + Kathleen Knutzen
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: 08-26-15

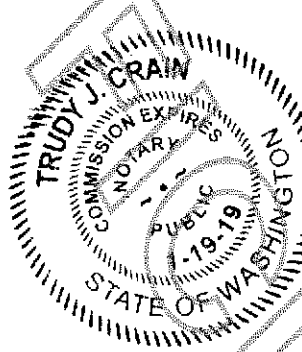


Name: Fred J. Crain

Notary Public in and for the State of WAsh

Residing at: only in

My appointment expires: 1-19-19



UNRECORDED ORIGINAL DOCUMENT

EXHIBIT "A"
Exceptions

1. 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 PLAT OF KINGSGATE DIV. NO. 2:

Recording No: 891786

2. Agreement, including the terms and conditions thereof; entered into;
By: The City of Burlington, a municipal corporation of the State of Washington

And Between: Kingsgate Development Corporation
Recorded: December 19, 1978
Auditor's No.: 893351, records of Skagit County, Washington
Providing: Sewer facilities and reimbursement of costs by subsequent users

3. Covenants, conditions, and restrictions 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: May 12, 1982
Auditor's No(s): 8205120029, records of Skagit County, Washington
Executed By: Kingsgate Development Corporation, a Washington corporation

4. Assessments, if any, levied by City of Burlington.
5. City, county or local improvement district assessments, if any.