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201510150116

When recorded return to:
Mara Rood and Jeffrey Robertson
1029 East Gilkey Road
Burlington, WA 98233

Skagit County Auditor \$75.00
10/15/2015 Page 1 of 3 3:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024964

CHICAGO TITLE

620024964

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane Fox, an unmarried woman, who acquired title as Diane Rickards, as her 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 Mara Rood and Jeffrey Robertson, a married couple

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

Lot 1 of CITY OF BURLINGTON SHORT PLAT NO. BURL-2-94 as approved August 24, 1994, and recorded September 1, 1994, in Volume 11 of Short Plats, pages 107 and 108, under Auditor's File No. 9409010088, records of Skagit County, Washington; being a portion of Tract 73, Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62778 / 3867-000-073-0107

Subject to:

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

Dated: October 14, 2015

Diane Fox

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154229
OCT 15 2015

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Skagit

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

Dated: October 15, 2015

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WASHINGTON
Residing at: ARLINGTON
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 4, 1972
Auditor's No.: 774881, records of Skagit County, Washington
For: Septic tank drainfield
Affects: The South 160 feet of the West 100 feet of the West Half of the East Half of Tract 73, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington

2. 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. BU-2-94:

Recording No: 9409010088

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

Granted to: City of Burlington
Purpose: Sidewalk
Recording Date: January 23, 2002
Recording No.: 200201230033

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

5. 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.