

When recorded return to:

Arlyn A. Livingston and Kristine E. Livingston
4879 Robinwood Lane
Bow, WA 98232



201602010157

Skagit County Auditor

\$76.00

2/1/2016 Page

1 of

4 3:27PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026085

CHICAGO TITLE

620026085

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew Allen Terry and Amber D. Fowkes-Terry, 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 Arlyn A. Livingston and Kristine E. Livingston, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2B, OAK HILL LANE PLAT, according to the plat thereof recorded May 27, 2010, under
Auditor's File No. 201005270125, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130253 / 4995-000-002-0000

Subject to:

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

Dated: February 1, 2016

Matthew Allen Terry

Amber D. Fowkes-Terry

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016341

FEB 01 2016

Amount Paid \$ 2817.40
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of SKagit

I certify that I know or have satisfactory evidence that

Matthew Allen Terry and Amber D Fowkes-Terry
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: 2-1-16

Cassandre M Mitchell
Name: Cassandre 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. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Asbestos-Talc Products. Co. of Washington
Recording No.: Volume 170 of Deeds, page 569

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

Granted to: Richard L. Nevitt etal
Purpose: Ingress, egress and utilities
Recording Date: July 21, 1988
Recording No.: 8807210020

Said easement also includes a covenant to bear equal share in the cost of construction or repair of driveway.

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

Granted to: Valley Bank etal
Purpose: Ingress, egress and utilities
Recording Date: January 3, 1989
Recording No.: 8901030069

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

Granted to: Cascade Natural Gas Corporation
Purpose: Natural gas pipeline or pipelines
Recording Date: December 16, 1997
Recording No.: 9712160058

5. 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 line, together with necessary appurtenances
Recording Date: March 16, 2009
Recording No.: 200903160140

6. City of Burlington Ordinance #1657 including the terms, covenants and provisions thereof

Recording Date: March 31, 2009
Recording No.: 200903310037

7. 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 OAK STREET SHORT PLAT :

Recording No: 200904150070

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

Granted to: Public Utilities District No. 1 of Skagit County
Purpose: PUD Utility easement

EXHIBIT "A"

Exceptions (continued)

Recording Date: May 27, 2010
Recording No.: 201005270124

9. Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: May 27, 2010
Recording No.: 2010052700124

10. 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 OAK HILL LANE PLAT.

Recording No.: 201005270125

11. Covenants, conditions and restrictions 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: May 27, 2010
Recording No.: 201005270126

12. Assessments, if any, levied by Oak Hill Lane Association.
13. Assessments, if any, levied by City of Burlington.
14. 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.