

When recorded return to:
Julie C. Mains
16772 Country Club Drive #A
Burlington, WA 98233



201602040027
Skagit County Auditor \$76.00
2/4/2016 Page 1 of 4 1:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026022

CHICAGO TITLE
620026022 STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua T. Hart, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Julie C. Mains, an unmarried woman
the following described real estate, situated in the County of Skagit, State of Washington:

Unit A, of "Birchcrest North Condominium," according to the declaration thereof, recorded under Auditor's File No. 9306090141, and any amendments thereto, and as shown on the Condominium Plan and Survey Map, recorded in Volume 15, Pages 89 and 90, under Auditor's File No. 9306090140.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P103195 / 4604-000-001-0000

Subject to:

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

Dated: February 3, 2016

Joshua T. Hart

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 364
FEB 04 2016

Amount Paid \$ 3564.11
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of Wash
county of Skagit

I certify that I know or have satisfactory evidence that Joshua T. Hart
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: 02-03-16

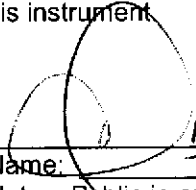
 Name: T. J. Crain
Notary Public in and for the State of WASH
Residing at: Orlino
My appointment expires: 1-14-19

EXHIBIT "A"
Exceptions

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 **Replat of Lot 31 Country Club Estates:**

Recording No.: 8609050018

2. Mineral reservation contained in deed through which title is claimed from the United States of America, dated January 1, 1944, recorded April 25, 1944, under Auditor's File No. 370943, as follows:

"Reserving to the United States of America of 3/4 interest in the oil, gas, coal, and other mineral rights of whatsoever nature, upon, in, or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be needed for mining and saving said minerals, except that the said grantees shall have the right to mine coal for their domestic use."

3. 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, 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 in the document

Recording Date: December 23, 1974
Recording No.: 811522
Executed By: Country Club Estates

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

Granted to: Skyko Development Company, a Washington corporation
Recording Date: November 21, 1975
Recording No.: 826438
Affects: Portion of said premises and other property

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

Granted to: The City of Burlington, a municipal corporation
Purpose: Sewer line purposes; a permanent easement for the construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline, together with ingress and egress thereto
Recording Date: December 13, 1974
Recording No.: 811172
Affects: Portion of said premises and other property

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

Granted to: The City of Burlington, a municipal corporation
Purpose: Construction, installation, maintenance, repair, restoration and replacement of a sewer pipeline
Recording Date: December 5, 1974
Recording No.: 810832
Affects: Portion of said premises and other property

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

Granted to: Skyko Development Company, a Washington corporation
Purpose: A buried drain line
Recording Date: June 4, 1976

EXHIBIT "A"

Exceptions (continued)

Recording No.: 836296
Affects: Portion of said premises and other property

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

Granted to: Natural Gas Corporation
Purpose: Pipeline or Pipelines
Recording Date: October 4, 1956
Recording No.: 542450
Affects: The exact location of said right of way is not disclosed on the record

9. Covenants, conditions, 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, 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 in the document

Recording Date: June 9, 1993
Recording No.: 9306090141

10. 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 **Survey Map and Plans for Birchcrest North Condominium:**

Recording No: 9306090140

11. City, county or local improvement district assessments, if any.
12. Assessments, dues and charges, if any, levied by Birchcrest North Condominium Owners Association