

When recorded return to:
Dian Maars
1172 South Spruce
Burlington, WA 98233



Skagit County Auditor \$75.00
2/17/2016 Page 1 of 3 11:43AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025904Z

CHICAGO TITLE
620025904Z STATUTORY WARRANTY DEED

THE GRANTOR(S) Reese Alexandria Homes 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 Dian Maars, an unmarried woman

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

Lot 1, CITY OF BURLINGTON SHORT PLAT NO. BURL-3-00, recorded June 23, 2000, under Auditor's File No. 200006230084, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62825 / 3867-000-079-0408

Subject to:

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

Dated: February 10, 2016

Reese Alexandria Homes LLC

BY: *[Signature]* 2-11-16
Richard Bihon
Sole Member

2016 475
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 17 2016

Amount Paid \$ *4898.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of S Kasit

I certify that I know or have satisfactory evidence that Richard Bihan

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 Sole Member of Reese Alexandria Howell to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/11/16

Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/17



EXHIBIT "A"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
By: City of Burlington
And Between: Raymond M. Waite and Beverly Waite, husband and wife and Ramiro B. Gonzales
Recorded: March 25, 1981
Auditor's No.: 8103250058, records of Skagit County, Washington
Providing: Rezone Conditions
2. Record of Survey

Recording Date: December 9, 1999
Recording No.: 199912060115
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 BURLINGTON SHORT PLAT NO. 3-00:

Recording No: 200006230084
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 17, 2012
Recording No.: 201205170052
Matters shown: Possible encroachment of a fence onto property appurtenant on the North and East of said premises
5. Assessments, if any, levied by City of Burlington.
6. City, county or local improvement district assessments, if any.