

When recorded return to:

Shane Van Den Hende and Julia F. Matylinski
822 Cassandra Court
Burlington, WA 98233



201603180074

Skagit County Auditor

\$75.00

3/18/2016 Page

1 of

3

1:56PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026416

CHICAGO TITLE

620026416

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hakam Singh, who acquired title as an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration, as part of a IRS 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Shane Van Den Hende, an unmarried person and Julia F. Matylinski, an unmarried person

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

Lot 4, City of Burlington Short Plat No. BURL SS 2-04, recorded April 28, 2006, under Auditor's File No. 200604280059, records of Skagit County, Washington; being a portion of Tract 81, Burlington Acreage Property.

EXCEPT that portion of said Lot 4 described as follows:

BEGINNING in the Southeast corner of Lot 4, City of Burlington Short Plat No. BURL SS 2-04;
Thence North 0 degrees 25'10" West a distance of 2.84 feet along the Eastern boundary of said Lot 4;
Thence North 89 degrees 55'13" West a distance of 53.00 feet parallel to the South boundary of said Lot 4;
Thence South 89 degrees 55'13" East a distance of 53.00 feet along the South boundary of said Lot 4 to the TRUE POINT OF BEGINNING.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P124607, 3867-000-081-1500,

Subject to:

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

Dated: March 17, 2016

Hakam Singh

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016903
MAR 18 2016

Amount Paid \$ 4,922.12
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WA
Snohomish County or Skagit

I certify that I know or have satisfactory evidence that

Aakam Singh
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: 3-18-16

Tara Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Marshall
My appointment expires: 11-10-17

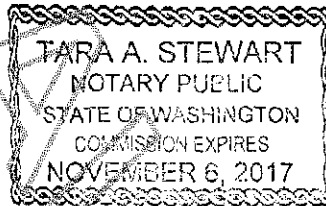


EXHIBIT "A"

Exceptions

1. Agreement, including the terms, covenants and provisions thereof;

Executed by: Carolyn Lloyd, et al and Greg Kreider and Dawnell Kreider, husband and wife
Recording Date: March 4, 2005
Recording No.: 200503040111
Regarding: Easement agreement for sewer
2. 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 system and appurtenances thereto
Recording Date: July 5, 2005
Recording No.: 200507050154
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 City of Burlington Short Plat No. BURL SS 2-04:

Recording No: 200604280059
4. Covenants, conditions, assessments, 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, 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: June 22, 2007
Recording No.: 200706220132
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cassandra Court Homeowner's Association
Recording Date: June 22, 2007
Recording No.: 200706220132
6. Assessments, if any, levied by Burlington.
7. Assessments, if any, levied by Cassandra Court Homeowner's Association.
8. City, county or local improvement district assessments, if any.