

When recorded return to:
Keith I. Egbert and Courtney Melton
421 Klinger Street
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
3/22/2016 Page 1 of 5 11:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024743z

CHICAGO TITLE
620024743z

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert J. Baran, a married man, as his 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 Keith Egbert and Courtney Melton, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

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

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

Lot(s): 29 Brickyard Meadows - Div. 1

Tax Parcel Number(s): P119312, 4796-000-029-0000

Subject to:

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

Dated: March 17, 2016

Robert J. Baran

Meredith L. Baran

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016942
MAR 22 2016

Amount Paid \$ 3921.⁰⁰
Skagit Co. Treasurer
By *hlm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert J. Baran and Meridiith L. Baran are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/2/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville wa
My appointment expires: 10/1/2019

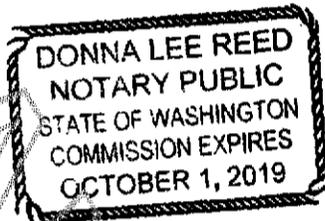


EXHIBIT "A"

Order No.: 620024743z

For APN/Parcel ID(s): P119312 and 4796-000-029-0000

Lot 29 PLAT OF BRICKYARD MEADOWS – DIV. I, according to the plat thereof, recorded July 15, 2002 under Auditor's File No. 200207150172, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 9, 2001
Auditor's No(s): 200110090060, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 16, 2001
Auditor's No(s): 200110160053, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

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 Plat of Brickyard Meadows - Div. 1:

Recording No: 200207150172

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 7, 1997
Auditor's No(s): 9708070031, records of Skagit County, Washington
In favor of: City of Sedro Woolley
For: Utilities

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: July 15, 2002
Auditor's No(s): 200207150173, records of Skagit County, Washington

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 28, 2004
Recording No.: 200412280122

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 15, 2002
Auditor's No(s): 200207150173, records of Skagit County, Washington

7. With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley

EXHIBIT "B"

Exceptions
(continued)

Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005

Recording No.: 9502230028 and 200504040073

8. Dues, charges and assessments, if any, levied by Homeowners Association.
9. Liability to future assessments, if any, levied by the City of Sedro Woolley.