

When recorded return to:
Adam Gilbert and Tirza Gilbert
811 Cassaundra Court
Burlington, WA 98233



201603230045
Skagit County Auditor \$76.00
3/23/2016 Page 1 of 4 11:50AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026568

CHICAGO TITLE
620026568 STATUTORY WARRANTY DEED

THE GRANTOR(S) Hakam Singh, an unmarried man

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

in hand paid, conveys, and warrants to Adam Gilbert and Tirza Gilbert, Husband and Wife

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

Lots 2 and 3, 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.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P124605 / 3867-000-081-1300

Subject to:

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

Dated: March 22, 2016

Hakam Singh

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016959
MAR 23 2016

Amount Paid \$ 5113.60
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of SKagit

I certify that I know or have satisfactory evidence that

Hakam Singh

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: 3-22-16

Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon,
My appointment expires: 3-10-17

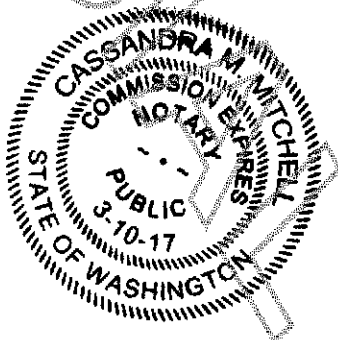


EXHIBIT "A"
Exceptions

1. 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. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

7. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If

EXHIBIT "A"

Exceptions
(continued)

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

8. Assessments, if any, levied by Burlington.
9. Assessments, if any, levied by Cassandra Court Homeowner's Association.
10. 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.