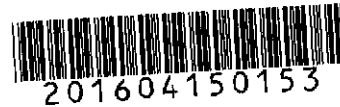


When recorded return to:
Carrie M. Bounds and Mathieu C. Bounds
990 Picket Lane
Burlington, WA 98233



Skagit County Auditor
4/15/2016 Page

1 of

4

\$76.00
3:58PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026098

CHICAGO TITLE
620026098

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bernadette K. Stanek, a single woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Carrie M. Bounds and Mathieu C. Bounds, ~~a married couple~~
wife and husband

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

Lot 25, HOMESTEAD PLACE, according to the plat thereof, recorded December 1, 2004, under Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No. 200505060135, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122269 / 4846-000-025-0000

Subject to:

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

Dated: April 7, 2016

Bernadette K. Stanek by *[Signature]* as her attorney in fact.
Bernadette K. Stanek by Kenneth Wayne Stanek as her attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161388

APR 15 2016

Amount Paid \$ 4668.60
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
Walla of King

I certify that I know or have satisfactory evidence that

Kenneth Wayne Stanek

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 Attorney in Fact of Bernadette K. Stanek to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4.14.2016

Christiane S Pieper
Name: Christiane S Pieper
Notary Public in and for the State of Walla
Residing at: Tacoma
My appointment expires: 03.02.2019

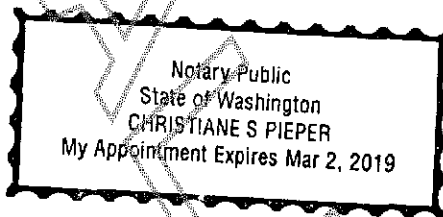


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 11, 2004
Auditor's No(s).: 200410110031, 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 right-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 15 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

Said instrument is a re-recording of instrument (s);
Recorded: July 26, 2004
Auditor's File No(s).: 200407260154, records of Skagit County, Washington

2. 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 HOMESTEAD PLACE:

Recording No: 200412010051 and amended under 200505060135

3. 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: December 14, 2004
Auditor's No(s).: 200412140045, records of Skagit County, Washington
Executed By: Homestead NW Dev. Co.

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 14, 2004
Auditor's No(s).: 200412140045, records of Skagit County, Washington
Imposed By: Homestead Place Owners Association

5. Note on the face of Short Plat No. Burl 3-99, as follows:

If there is development of more than one single family residence, or further subdivision of Lot 2, improvements to Sharon Street shall be made per City of Burlington Municipal Code Chapter 12.28 (Street Standards).

6. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 30, 2005
Auditor's No(s).: 200508300098, records of Skagit County, Washington
Benefits: Lots 24 and 25
For: Ingress, egress and access
Affects: Northerly 10 feet of said premises

7. Assessments, if any, levied by City of Burlington.

EXHIBIT "A"

Exceptions
(continued)

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Homestead Place Owner's Association.