

When recorded return to:
Jared Burton and Kierra Burton
814 Cassandra Court
Burlington, WA 98233



201604250124

Skagit County Auditor \$77.00
4/25/2016 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.: 620026478

CHICAGO TITLE

620026478

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin Anton Schafer and Ashley Kristine Schafer, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jared Burton and Kierra Burton , husband and wife
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): 6 Burlington S/P No. BURL SS 2-04

Tax Parcel Number(s): P124609, 3867-000-081-1700

Subject to:

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

Dated: March 28, 2016

*Benjamin Anton Schafer by
Ashley Kristine Schafer*

Benjamin Anton Schafer by Ashley K. Schafer his attorney in fact

Ashley Kristine Schafer
Ashley Kristine Schafer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161524

APR 25 2016

Amount Paid \$4971.30
By *ME* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Ashley K. Schafer is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Benjamin Anton Schafer and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

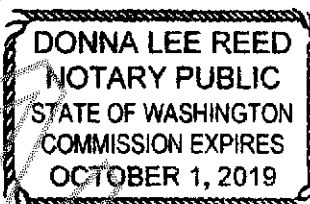
Dated: 5/25/16

Name: Donna Lee Reed

Notary Public in and for the State of Washington

Residing at: Marysville, WA

My appointment expires: 10/1/2019



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Ashley Kristine Schafer is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/28/16

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

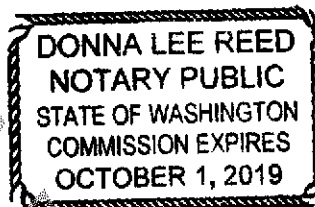


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124609 and 3867-000-081-1700

PARCEL A:

Lot 6, 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.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for access and utilities as delineated on the face of 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.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. The location of a fence along the Easterly boundary of said premises as delineated on the face of a survey recorded under Auditor's File No. 200111020039, records of Skagit County, Washington.
2. Agreement, including the terms and conditions thereof; entered into;
By: Carolyn Lloyd et al
And Between: Greg Kreider and Dawnell Kreider, husband and wife
Recorded: March 4, 2005
Auditor's No.: 200503040111, records of Skagit County, Washington
Providing: Easement Agreement for sewer
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 5, 2005
Auditor's No(s): 200507050154, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. 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 **CITY OF BURLINGTON SHORT PLAT NO. BURL SS 2-04:**

Recording No: 200604280059
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 17, 2006
Auditor's No(s): 200610170104, records of Skagit County, Washington
In favor of: Abdias Cambron and Mary R. Cambron, husband and wife
For: An exclusive easement for sanitary sewer line
6. 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: June 22, 2007
Auditor's No(s): 200706220132, records of Skagit County, Washington
Executed By: Cassandra Court, LLC, a Washington Limited Liability Company
7. Assessments, if any, levied by City of Burlington.
8. City, county or local improvement district assessments, if any.
9. Assessments, dues and charges, if any, levied by Cassandra Court Homeowners Association.