

When recorded return to:
Lindy N. McClymont
503 North Cherry Street
Burlington, WA 98233



201605090122

Skagit County Auditor

\$75.00

5/9/2016 Page

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3 3:26PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026899

CHICAGO TITLE

620026899

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kyle T. Swanson and Jennifer N. Swanson, who acquired title as
Jennifer N. Kamimura, 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 Lindy N. McClymont, unmarried and Matthew J. Martinez,
unmarried

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

PARCEL A:

Lots 1 and 2, Block 1, WALLACE ADDITION TO BURLINGTON, according to the plat thereof
recorded in Volume 6 of Plats, page 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

Lots 1 and 2, Block 7, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded
in Volume 3 of Plats, page 17, records of Skagit County, Washington,

TOGETHER WITH the North 20 feet of vacated Magnolia Street abutting said premises on the
South;

EXCEPTING from all of the above Parcel B, the South 55 feet thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P72874 / 4096-001-002-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161811
MAY 09 2016

Amount Paid \$ 3687.82
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 6, 2016

Kyle T. Swanson
Kyle T. Swanson

Jennifer N. Swanson
Jennifer N. Swanson

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Kyle T. Swanson and Jennifer N. Swanson
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: 5/6/16

Tara A. Stuart
Name: Tara A. Stuart

Notary Public in and for the State of WA

Residing at: Manassville

My appointment expires: 11-4-17

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 5, 1985
Auditor's No(s): 8502050001, records of Skagit County, Washington
In favor of: Utility companies
For: Construction and maintenance of utilities

2. Agreement, including the terms and conditions thereof; entered into;
By: L.A. Hendricks
And Between: Joel Douglas
Recorded: August 25, 1981
Auditor's No. 8108250025, records of Skagit County, Washington
Providing: Regarding Zoning

3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;
Recorded: May 19, 2006
Auditor's No(s): 200605190163, records of Skagit County, Washington
Executed By: Robert F. Towell
As Follows: The herein described property will be combined or aggregated with contiguous property owned by the grantee. This boundary line adjustment is not for the purpose of creating an additional building lot.

4. Public or private easements, if any, over vacated portion of said premises.

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

6. City, county or local improvement district assessments, if any.