

When recorded return to:

Marcus Schutte
864 Annett Lane
Burlington, WA 98233



201605190094

Skagit County Auditor

\$75.00

5/19/2016 Page

1 of

3 3:16PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027045

CHICAGO TITLE

620027045

STATUTORY WARRANTY DEED

THE GRANTOR(S) Randall G Egbert and Cynthia A Egbert, 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 Marcus Schutte, a single man

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

PARCEL A:

Lot 1, Short Plat No. BURL-SS-4-06, approved July 30, 2007, recorded August 1, 2007, under Auditor's File No. 200708010078, records of Skagit County, Washington.

Situate in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities as delineated of the face of Short Plat No. BURL-SS-4-06, approved July 30, 2007, recorded August 1, 2007, under Auditor's File No. 200708010078, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P126568 / 3867-000-081-2000,

Subject to:

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

Dated: May 18, 2016

Randall G Egbert

Cynthia A Egbert

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 1992
MAY 19 2016

Amount Paid \$ 4793.20
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of SKagit

I certify that I know or have satisfactory evidence that

Randall G. Egbert and Cynthia A. Egbert
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: May 18, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018

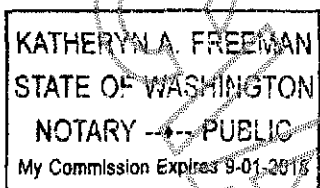


EXHIBIT "A"
Exceptions

1. Conditional Use Permit No. CU-84-001 including the terms, covenants and provisions thereof

Recording Date: March 7, 1984
Recording No.: 8403070041

2. 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 BURLINGTON SHORT PLAT NO. SS 6-98:

Recording No.: 9812230107

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Water line, lines or related facilities
Recording Date: February 15, 2001
Recording No.: 200102150009

4. Easement(s) for the purpose(s) shown below and rights incidental thereto including the terms, covenants and provisions thereof, as granted in a document:

Granted to: Carolyn Lloyd
Purpose: Utilities
Recording Date: February 27, 2001
Recording No.: 200102270066

5. Easement Agreement for Sewer including the terms, covenants and provisions thereof

Recording Date: March 4, 2005
Recording No.: 200503040111

6. 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 SHORT PLAT NO. BURL-SS-4-06:

Recording No.: 200708010078

7. Declaration of Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: February 18, 2009
Recording No.: 200902180004

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

9. 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,