

**When recorded return to:**  
Benjamin Burton and Frei Burton  
3501 East Broadway  
Mount Vernon, WA 98274



201605230185

Skagit County Auditor

\$76.00

5/23/2016 Page

1 of

4 3:37PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027325

**CHICAGO TITLE**  
**620027325**

**STATUTORY WARRANTY DEED**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20162043

MAY 23 2016

Amount Paid \$ 5825.<sup>60</sup>  
Skagit Co. Treasurer  
By *Indm* Deputy

THE GRANTOR(S) David E. Burton, a married man as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Benjamin Burton and Frei Burton, husband and wife

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

Lot 19, "PLAT OF CANDLE RIDGE," according to the plat thereof, recorded in Volume 15 of Plats,  
Pages 110 and 111, records of Skagit County, Washington.  
Situate in Skagit County, Washington

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

Tax Parcel Number(s): P104259 / 4610-000-019-0008,

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 18, 2016

David E. Burton  
David E. Burton

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that David E. Burton is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 23, 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

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
Exceptions

1. 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 **PLAT OF CANDLE RIDGE:**

Recording No: 9310190064

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

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line.  
Recording Date: September 17, 1992  
Recording No.: 9209170088

3. Ordinance including the terms, covenants and provisions thereof

Recording Date: June 30, 1992  
Recording No.: 9206300080

4. Agreement including the terms and conditions thereof:

Executed by: T.H.S., Inc., and City of Mount Vernon  
Recording Date: October 19, 1993  
Recording No.: 9310190066  
Providing: Power of Attorney and formation of local improvement district

5. Exceptions and reservations as contained in deed;

Recording Date: April 2, 1902  
Recorded In.: Volume 44 of Deeds, Page 499  
As follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other minerals with right of entry to take and remove the same

6. Covenants, conditions, restrictions, assessments 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

## EXHIBIT "A"

### Exceptions (continued)

Recording Date: August 31, 1994  
Recording No.: 9408310034

Said instrument is a re-record of instrument recorded under Auditor's File No. 9310220090

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994  
Recording No.: 9408310035

7. Assessments, if any, levied by City of Mount Vernon.
8. City, county or local improvement district assessments, if any.