

When recorded return to:
Marcus W. Njos
1212 East Rio Vista Avenue
Burlington, WA 98233



201606140056

Skagit County Auditor \$75.00
6/14/2016 Page 1 of 3 1:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026071

CHICAGO TITLE
620026071

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas G. Carlson, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Marcus W. Njos, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 2, SHORT PLAT NO. BURL-1-10, recorded April 10, 2014 under Auditor's File No.
201404100001, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62716 / 3867-000-059-2204

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162412
JUN 14 2016

Amount Paid \$5078.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2016

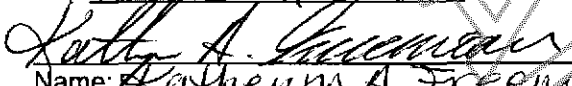


Thomas G. Carlson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Thomas G. Carlson 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: June 7, 2016



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, 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-7-00:

Recording No: 200101160084

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 15, 1984
Auditor's No(s): 8406150026 records of Skagit County, Washington
In favor of: City of Burlington
For: Maintenance of said natural drainage

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

4. 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-1-10:

Recording No: 201404100001

5. Agreement to Maintain Stormwater Facilities By and Between the City of Burlington and Thomas G. Carlson, and His Heirs, Successors, or Assigns including the terms, covenants and provisions thereof

Recording Date: April 10, 2014
Recording No.: 201404100002

6. Assessments, if any, levied by City of Burlington.
7. City, county or local improvement district assessments, if any.