

When recorded return to:  
Emmanuel Serrano Arista  
1206 Crystal Lane  
Burlington, WA 98233



201606220063  
Skagit County Auditor \$75.00  
6/22/2016 Page 1 of 3 3:30PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620027489

CHICAGO TITLE

620027489

STATUTORY WARRANTY DEED

THE GRANTOR(S) Melissa Dahl, who acquired title as Melissa Loving and Ryan Dahl, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Emmanuel Serrano Arista, a married man as his separate estate

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

Lot 2, Plat of Country Aire Phase 3, as per plat recorded in Volume 15 of plats, pages 157 and 158, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P104478 / 4625-000-002-0001.

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 8, 2016

Melissa Dahl  
Melissa Dahl

Ryan Dahl  
Ryan Dahl

State of Washington

County of Skagit

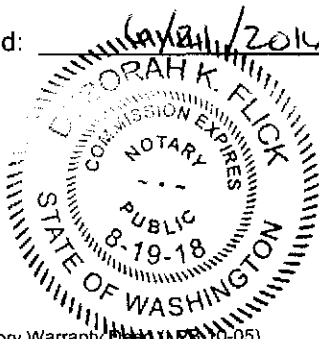
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20162576  
JUN 22 2016

Amount Paid \$ 4383.80  
Skagit Co. Treasurer  
By 178 Deputy

I certify that I know or have satisfactory evidence that

Melissa Dahl & Ryan Dahl  
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: June 11, 2016



Deborah K. Flick  
Name: DEBORAH K. FLICK  
Notary Public in and for the State of WA  
Residing at: Burlington  
My appointment expires: 8/19/18

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 28, 1906  
Auditor's No(s): 61920, records of Skagit County, Washington  
In favor of: The Puget Sounder and Baker River Railroad Company  
For: A 50 foot wide strip of land  
Affects: A railroad right-of-way  
  
Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 3, 1907  
Auditor's No(s): 63372, records of Skagit County, Washington  
In favor of: The Puget Sound and Baker River Railroad Company  
For: A 50 foot wide strip of land  
Affects: A railroad right-of-way  
  
Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 29, 1992  
Auditor's No(s): 9210290099, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
  
Affects:

EASEMENT NO. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

EASEMENT NO. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.

4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 29, 1993  
Auditor's No(s): 9303290048, records of Skagit County, Washington  
In favor of: Dike District No. 12  
For: Ingress and egress  
Affects: Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77,  
Plat of Burlington Acreage Property
5. 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 COUNTRY AIRE PHASE 3:  
  
Recording No: 9402220117
6. Easement delineated on the face of said Skagit County Short Plat No. 40-76, approved September 15, 1976, and recorded September 15, 1976, in Volume 1 of Short Plats, page 170, under Auditor's File No. 842705, records of Skagit County, Washington;  
For: Ingress, egress and utilities  
Affects: A 60-foot strip along Crystal Lane and the North 15 feet of Lots 2 through 8

## EXHIBIT "A"

### Exceptions (continued)

7. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.
8. 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 11, 1993  
Auditor's No(s): 9306110140, records of Skagit County, Washington  
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan  
  
AMENDED by instrument(s):  
Recorded: September 15, 1993  
Auditor's No(s): 9309150090, records of Skagit County, Washington
9. 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: February 20, 1994  
Auditor's No(s): 9402220118, records of Skagit County, Washington  
Executed By: Kendall D. Gentry and Nancy Gentry, husband and wife
10. Assessments, if any, levied by City of Burlington.
11. City, county or local improvement district assessments, if any.