

When recorded return to:
Arlyn Livingston and Kristine Livingston
453 Oak Hill Lane
Burlington, WA 98233



201607010097

Skagit County Auditor
7/1/2016 Page

\$78.00
1 of 6 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027276

CHICAGO TITLE
620027276

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maria Ramon, an unmarried person and Tom McDonald, 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 Arlyn Livingston and Kristine Livingston, a married couple the following described real estate, situated in the County of Skagit, State of Washington:
Lot 2A, OAK HILL LANE PLAT, according to the plat thereof recorded May 27, 2010, under Auditor's File No. 201005270125, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P130252 / 4995-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162743
JUL 01 2016

Amount Paid \$ 301320
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 24, 2016

Maria Ramon

Tom McDonald

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Maria Ramon is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

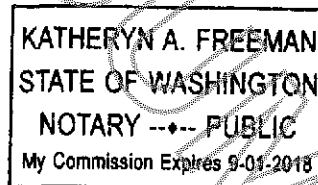
Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Tom McDonald 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 28, 2016

Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018



STATUTORY WARRANTY DEED
(continued)

Dated: June 24, 2016


Maria Ramon

Tom McDonald

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Maria Ramon is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/30/16

Maria Ramon
Name: Janelle Gilbert
Notary Public in and for the State of WA
Residing at: Mt. Vernon, WA
My appointment expires: 8/17/19



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Tom McDonald 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: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: Asbestos-Talc Products. Co. of Washington
Recording No.: Volume 170 of Deeds, page 569

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

Granted to: Richard L. Nevitt et al
Purpose: Ingress, egress and utilities
Recording Date: July 21, 1988
Recording No.: 8807210020

Said easement also includes a covenant to bear equal share in the cost of construction or repair of driveway.

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

Granted to: Valley Bank et al
Purpose: Ingress, egress and utilities
Recording Date: January 3, 1989
Recording No.: 8901030069

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

Granted to: Cascade Natural Gas Corporation
Purpose: Natural gas pipeline or pipelines
Recording Date: December 16, 1997
Recording No.: 9712160058

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 16, 2009
Recording No.: 200903160140

EXHIBIT "A"

Exceptions (continued)

6. City of Burlington Ordinance #1657 including the terms, covenants and provisions thereof

Recording Date: March 31, 2009
Recording No.: 200903310037
7. 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 OAK STREET SHORT FLAT :

Recording No: 200904150070
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utilities District No. 1 of Skagit County
Purpose: PUD Utility easement
Recording Date: May 27, 2010
Recording No.: 201005270124
9. Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: May 27, 2010
Recording No.: 2010052700124
10. 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 OAK HILL LANE PLAT:

Recording No: 201005270125
11. Covenants, conditions and restrictions 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: May 27, 2010
Recording No.: 201005270126

12. Assessments, if any, levied by Oak Hill Lane Association.
13. Assessments, if any, levied by City of Burlington.
14. City, county or local improvement district assessments, if any.