



201607130078

Skagit County Auditor

\$77.00

7/13/2016 Page

1 of

5 3:53PM

**When recorded return to:**

Amarjit Singh and Satinder Kaur  
1074 Homestead Drive  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026874

**CHICAGO TITLE**

**620026874**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Peter L. Sanderson and Michelle Sanderson, 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 Amarjit Singh and Satinder Kaur, husband and wife and Sukhjivan Takhar, a married man as his separate estate

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

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

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

Lot(s): 6 HOMESTEAD PLACE

Tax Parcel Number(s): P122250 / 4846-000-006-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20162954  
JUL 13 2016

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 30, 2016



Peter L. Sanderson



Michelle Sanderson

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Peter L. Sanderson and Michelle Sanderson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 12, 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"**  
Legal Description

**For APN/Parcel ID(s): P122250 / 4846-000-006-0000**

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Lot 6, HOMESTEAD PLACE, according to the plat thereof, recorded December 1, 2004, under Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No. 200505060135, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 11, 2004  
Auditor's No(s): 200410110031, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

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

Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Said instrument is a re-recording of instrument (s);

Recorded: July 26, 2004

Auditor's File No(s): 200407260154, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: January 8, 2003  
Auditor's No(s): 200301080008, records of Skagit County, Washington  
In favor of: City of Burlington  
For: Sewer  
Affects: Southerly 30 feet of said premises

Note: Easement is also delineated on the face of said plat.

3. 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 HOMESTEAD PLACE:

Recording No: 200412010051 and amended under 200505060135

4. 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

## **EXHIBIT "B"**

### **Exceptions (continued)**

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: December 14, 2004

Auditor's No(s): 200412140045, records of Skagit County, Washington

Executed By: Homestead NW Dev. Co.

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 14, 2004

Auditor's No(s): 200412140045, records of Skagit County, Washington

Imposed By: Homestead Place Owners Association

6. Note on the face of Short Plat No. Burl 3-99, as follows:

If there is development of more than one single family residence, or further subdivision of Lot 2, improvements to Sharon Street shall be made per City of Burlington Municipal Code Chapter 12.28 (Street Standards).

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Burlington.
9. Assessments, if any, levied by Homestead Place Owner's Association.