

When recorded return to:
Binay K Shah and Tara K Shah
3536 Skylark Loop
Bellingham, WA 98226



201608180046

Skagit County Auditor

\$76.00

8/18/2016 Page

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4

1:42PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028209

CHICAGO TITLE

620028209

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jean Beilke, who aquired title as Jean Casipi, who are one in the same, and Matthew Beilke, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Binay K Shah and Tara K Shah, husband and wife

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

Lot 13, Kulshan Ridge P.U.D., according to the plat thereof, recorded October 9, 2003, under Auditor's File No. 200310090064, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P120893 / 4824-000-013-0000

Subject to:

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

Dated: August 16, 2016

Jean Beilke

Matthew Beilke

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/8/19

AUG 18 2016

Amount Paid \$4730.40

Skagit Co. Treasurer

By

Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jean Beilke and Matthew Beilke 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: AUGUST 17, 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. Reservations contained in deed;
Recorded: March 1, 1946
Auditor's No.: 388909, records of Skagit County, Washington
Executed By: Charles T. Swett and Beryl Swett, husband and wife
As follows:

Reserving, however, unto the grantors herein their heirs or assigns, the right to use the easement, herein granted, jointly with said grantees.

The grantors herein limit their warranty to the above described premises, excepting however from such warranty the South 208 feet of that portion contained in the easement grant.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 20, 1962
Auditor's No(s): 626793, records of Skagit County, Washington
In favor of: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington
For: The right to lay, maintain, operate, relay and remove at any time a sewer pipe or line, for the transportation of sewage, and if necessary to erect, maintain, operate and remove said line, with right of ingress and egress to and from the same, on, over and through a tract of land (subject property)
Affects: The South 10 feet of the East 210 feet
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 4, 1996
Auditor's No(s): 9603040076, records of Skagit County, Washington
In favor of: City of Mount Vernon, Washington
For: City of construct, or cause to be constructed, maintain, replace, reconstruct, and remove storm sewer and drainage facilities, with all appurtenances incident thereto
Affects: Portion of subject property
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 21, 2003
Auditor's No(s): 200301210215, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Utility systems for purposes of transmission, distribution and sale of gas and electricity
Affects: Portion of subject property

Easement No. 1: All streets and road rights-of-way as now or hereafter designated, platted and/or constructed. (When said streets and road 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, green belt areas and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-way.

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 **KULSHAN RIDGE P.U.D.:**

Recording No: 200310090064

6. Covenants, conditions, easements and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or

EXHIBIT "A"

Exceptions (continued)

source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: October 9, 2003

Auditor's No(s): 200310090065, records of Skagit County, Washington

Executed By: Martin Loberg

Amended by instrument(s):

Recorded: October 31, 2003, December 8, 2003, and January 17, 2006

Auditor's No(s): 200310310181, 200312080151 and 200601170153, records of Skagit County, Washington

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