

When recorded return to:
Bob Martinez and Amy Martinez
708 South Wade Place
Burlington, WA 98233



201608310108

Skagit County Auditor \$75.00
8/31/2016 Page 1 of 3 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028360

CHICAGO TITLE
620028360 STATUTORY WARRANTY DEED

THE GRANTOR(S) David D Browning and Kristyn L Browning, 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 Bob Martinez and Amy Martinez, husband and wife

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

Lot 12, WADE PLACE SECOND ADDITION, according to the plat thereof, recorded in Volume 14
of Plats, page 122, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P83907 / 4531-000-012-0006

Subject to:

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

Dated: August 30, 2016

David D Browning

Kristyn L Browning

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3867
AUG 31 2016

Amount Paid \$ 5,327.20
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

David D. Browning and Kristina L. Browning
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 8/30/10

Tara A. Stewart
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Manorville
My appointment expires: 11-10-17

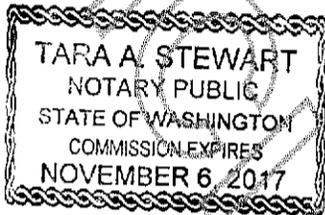


EXHIBIT "A"
Exceptions

1. 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 **PLAT OF WADE PLACE SECOND ADDITION:**

Recording No.: 9003090033

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

Granted to: Skagit County Dairymen's Association
Purpose: Water main
Recording Date: August 4, 1920
Recording No.: 143869

3. Covenants, conditions, restrictions and easements 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

Recording Date: March 14, 1990
Recording No.: 9003140003

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

Granted to: Public Utility District No. 1
Purpose: water line
Recording Date: February 23, 1990
Recording No.: 9002230020
Affects: As shown on Plat

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

Granted to: City of Burlington
Purpose: drainage
Recording Date: June 15, 1984
Recording No.: 8406150026
Affects: portion of said plat

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