

When recorded return to:
Peter Britanyak and Abigail Britanyak
17939 Valley Ridge Lane
Mount Vernon, WA 98274



201609020175
Skagit County Auditor

9/2/2016 Page

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4

\$76.00
3:50PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028072

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163960
SEP 02 2016

Amount Paid \$ 7659.00
Skagit Co. Treasurer
By *Mdm* Deputy

CHICAGO TITLE
620028072

STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles W. Rowland and Maureen O. Rowland, 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 Peter Britanyak and Abigail Britanyak, a married couple
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): 2 SKAGIT COUNTY SHORT PLAT NO. 90-35

Tax Parcel Number(s): P95583 / 340433-3-004-0502

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 29, 2016



Charles W. Rowland

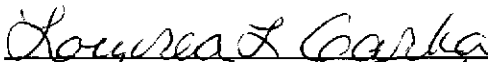


Maureen O. Rowland

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Charles W. Rowland and Maureen O. Rowland 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: SEPTEMBER 8, 2016



Name: Lourea L. Garka

Notary Public in and for the State of WASHINGTON

Residing at: ARLINGTON

My appointment expires: 10/27/2018

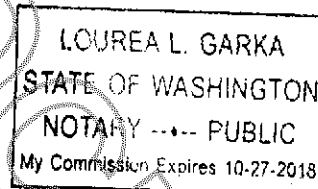


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P95583 / 340433-3-004-0502

PARCEL A:

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 90-35, approved August 20, 1990, recorded August 22, 1990, in Volume 9 of Short Plats, page 254, under Auditor's File No. 9008220012, records of Skagit County, Washington; being a portion of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 33, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over and across the South 322.67 feet of Lot 3, Skagit County Short Plat No. 90-35, approved August 20, 1990, recorded August 22, 1990, in Volume 9 of Short Plats, page 254, under Auditor's File No. 9008220012, records of Skagit County, Washington; being a portion of the West 330 feet of the Southwest Quarter of the Southwest Quarter of Section 33, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 29, 1989
Auditor's No.: 8911290057, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: October 22, 1990
Auditor's No(s): 9010220081, records of Skagit County, Washington
3. 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 SKAGIT COUNTY SHORT PLAT NO. 90-35:

Recording No: 9008220012
4. Mound Fill System Installation Conditional Agreement including the terms, covenants and provisions thereof

Recording Date: October 19, 1990
Recording No.: 9010190061
5. Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: February 1, 2008
Recording No.: 200802010079
6. City, county or local improvement district assessments, if any.