

When recorded return to:
Marjorie Andrews
1214 Crystal Lane
Burlington, WA 98233



201701130105
Skagit County Auditor \$79.00
1/13/2017 Page 1 of 7 3:05PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029546

CHICAGO TITLE
620029546

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd Sullivan, Personal Representative of the The Estate of Cornelius Sullivan,
Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to

Marjorie Andrews, an unmarried person

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

Lot 4, Plat of Country Aire Phase 3, as per plat recorded in Volume 15 of plats, pages 157 and
158, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P104480 / 4625-000-004-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017154
JAN 13 2017

Amount Paid 4232.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 30, 2016

The Estate of Cornelius Sullivan, Deceased

BY: _____

Todd Sullivan
Personal Representative

STATUTORY WARRANTY DEED

(continued)

State of

Washington
County of Skagit

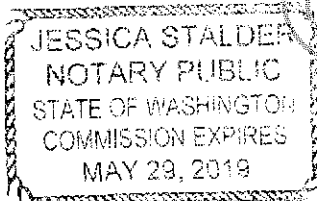
I certify that I know or have satisfactory evidence that

Todd Sullivan

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Cornelius Sullivan, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

1/3/2017



Name:

Jessica Stalder

Notary Public in and for the State of

Residing at:

My appointment expires:

WV
5-29-19

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 28, 1906
Auditor's No(s): 61920, records of Skagit County, Washington
In favor of: The Puget Sounder and Baker River Railroad Company
For: A 50 foot wide strip of land
Affects: A railroad right-of-way

Note: Exact location and extent of easement is undisclosed of record.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 3, 1907
Auditor's No(s): 63372, records of Skagit County, Washington
In favor of: The Puget Sound and Baker River Railroad Company
For: A 50 foot wide strip of land
Affects: A railroad right-of-way

Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 29, 1992
Auditor's No(s): 9210290099, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects:

EASEMENT NO. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads 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, and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 29, 1993
Auditor's No(s): 9303290048, records of Skagit County, Washington
In favor of: Dike District No. 12
For: Ingress and egress
Affects: Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77.
Plat of Burlington Acreage Property
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or

EXHIBIT "A"

Exceptions (continued)

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 COUNTRY AIRE PHASE 3:

Recording No: 9402220117

6. Easement delineated on the face of said Skagit County Short Plat No. 40-76, approved September 15, 1976, and recorded September 15, 1976, in Volume 1 of Short Plats, page 170, under Auditor's File No. 842705, records of Skagit County, Washington;
For: Ingress, egress and utilities
Affects: A 60-foot strip along Crystal Lane and the North 15 feet of Lots 2 through 8
7. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.
8. 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 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: June 11, 1993
Auditor's No(s): 9306110140, records of Skagit County, Washington
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan

AMENDED by instrument(s):
Recorded: September 15, 1993
Auditor's No(s): 9309150090, records of Skagit County, Washington
9. 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 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: February 20, 1994
Auditor's No(s): 9402220118, records of Skagit County, Washington
Executed By: Kendall D. Gentry and Nancy Gentry, husband and wife
10. Assessments, if any, levied by City of Burlington.

EXHIBIT "A"

Exceptions
(continued)

11. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

ESTATE OF: CORNELIUS SULLIVAN Deceased	CASE NO.16-4-00372-9 LETTERS OF ADMINISTRATION
------------------------------------------------------	-------------------------------------------------------

MAVIS E. BETZ, CO. CLERK
Deputy

OCT 13 2016

SKAGIT COUNTY, WASH
FILED

I. BASIS

1.1 CORNELIUS SULLIVAN late of Skagit County died intestate on or about AUGUST 31, 2016 leaving property in this state subject to administration.

1.2 On OCTOBER 13, 2016 the court appointed TODD SULLIVAN to administer the estate of the decedent according to law.

1.3 The personal representative has qualified..

II. CERTIFICATION

THIS IS TO CERTIFY THAT TODD SULLIVAN is authorized by the court to administer the estate of the above decedent according to law.

DATED OCTOBER 13, 2016.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I, MAVIS BETZ, Clerk of the Superior Court of this County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on OCTOBER 13, 2016.

I further certify that these letters are now in full force and effect.

DATED _____

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY _____

MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated Dec 1, 2016
Deputy clerk



MAVIS E. BETZ, County Clerk

By Linda J. J. J.
Deputy Clerk