

When recorded return to:
Zachary L Collins
1304 Crystal Lane
Burlington, WA 98233

201702210197
Skagit County Auditor
2/21/2017 Page 1 of 4 4:06PM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029742

CHICAGO TITLE

620029742

STATUTORY WARRANTY DEED

THE GRANTOR(S) George A. Payton and Joan K. Payton, 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 Zachary L Collins, an unmarried person

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

Lot 8, 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): P104484/4625-000-008-0007

Subject to:

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

Dated: February 15, 2017

George A. Payton

Joan K. Payton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017696
FEB 21 2017

Amount Paid \$4277.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County of SNOHOMISH.

I certify that I know or have satisfactory evidence that

George A Payton Jean K Payton

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: February 16, 2017

Laurea L Garka
Name: Laurea L Garka
Notary Public in and for the State of WA
Residing at: Grainaton
My appointment expires: 10/27/2018

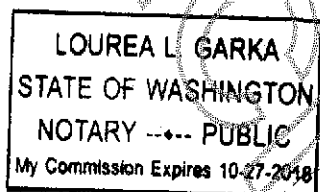


EXHIBIT "A"
Exceptions

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 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.

EXHIBIT "A"

Exceptions (continued)

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.

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