

When recorded return to:
Robert Rios and Shelley Rios
1215 E Gilkey Road
Burlington, WA 98233



201703020099

Skagit County Auditor \$75.00
3/2/2017 Page 1 of 3 12:23PM

TICOR TITLE
70065245

Filed for record at the request of:

TICOR TITLE COMPANY

2825 Colby Ave, Ste. 300
Everett, WA 98201

Escrow No.: 70065245

STATUTORY WARRANTY DEED

THE GRANTOR(S) John G Schulz, a married man as his separate estate and Mark L Schulz, an unmarried person, as his separate estate

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

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

Lot 38, "Plat of Country Aire Phase I", as per plat recorded in Volume 15 of plats at page 91-94, inclusive, in the records of Skagit County, State of Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P104077 / 4605-000-038-0007

Subject to:

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

Dated: March 1, 2017

John G Schulz

Mark L Schulz

2017807
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 02 2017

Amount Paid \$ 4214 70
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
John S. Schutz and Mark L. Schutz
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: March 1, 2017

Karen L. Mauck
Name: Karen L. Mauck
Notary Public in and for the State of Washington
Residing at: Snohomish
My appointment expires: 11-2-2019

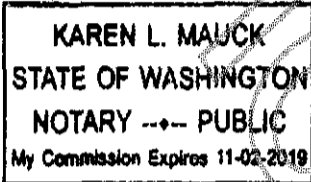


EXHIBIT "A"
Exceptions

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 Sound and Baker River Railroad Company
For: A 50-foot wide strip of land
Affects: A railroad right-of-way

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

3. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.

4. 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 & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: 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 private/public street and road rights-of-way boundaries of all

5. 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

6. 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 COUNTRY AIRE PHASE 1:

Recording No: 9306110139

7. Covenants, conditions, restrictions, and easements 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: 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

8. Terms, conditions, and restrictions of that instrument entitled City of Burlington Ordinance No. 1169;
Recorded: September 6, 1990
Auditor's No(s): 9009060046, records of Skagit County, Washington