

When recorded return to:  
Shea English and Jessica English  
1478 East Rio Vista Avenue  
Burlington, WA 98233

201703300104  
Skagit County Auditor  
3/30/2017 Page 1 of 6 1:54PM \$78.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027098

CHICAGO TITLE  
620027098

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Reese Alexandria Homes LLC and Kevin R. Sullivan, a married man 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 Shea English and Jessica English, 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): A Unit(S): City of Burlington S/P No. BURL-2-99 AF# 199909230101

Tax Parcel Number(s): P115831 / 4531-000-008-0100

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171242  
MAR 30 2017

Amount Paid \$6128.20  
Skagit Co. Treasurer  
By *Mern* Deputy

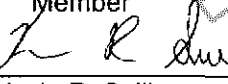
**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 17, 2017

Reese Alexandria Homes LLC

BY: \_\_\_\_\_

Richard Bihon  
Member

  
\_\_\_\_\_  
Kevin R. Sullivan

# STATUTORY WARRANTY DEED

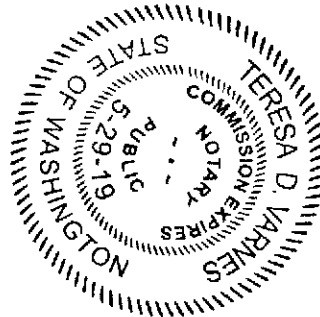
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard Bihon is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Member of Reese Alexandria Homes LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-17-17

Teresa D. Varner  
Name: Teresa D. Varner  
Notary Public in and for the State of WA  
Residing at: Camano Island  
My appointment expires: 5/29/19

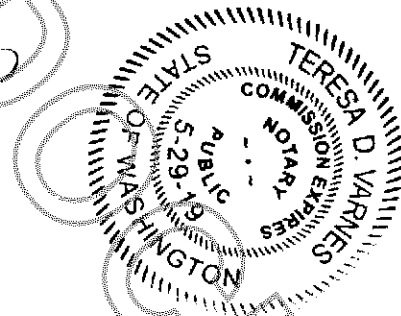


State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kevin R. Sullivan is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-17-17

Teresa D. Varner  
Name: Teresa D. Varner  
Notary Public in and for the State of WA  
Residing at: Camano Island  
My appointment expires: 5/29/19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P115831 / 4531-000-008-0100**

---

Lot A, CITY OF BURLINGTON SHORT PLAT NO. BURL-2-99, as approved September 22, 1999 and recorded September 22, 1999 under Auditor's File No. 199909230101, records of Skagit County, Washington, being a portion of Lot 8, WADE PLACE SECOND ADDITION, according to the plat thereof, recorded in Volume 14 of Plats, pages 122 and 123, records of Skagit County, Washington.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. 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 PLAT OF WADE PLACE 2ND ADDITION:

Recording No: 9003090033

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 4, 1920  
Auditor's No(s): 143869, records of Skagit County, Washington  
In favor of: Skagit County Dairymen's Association  
For: Water main

Note: Exact location and extent of easement is undisclosed of record.

3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: March 14, 1990  
Auditor's No(s): 9003140003, records of Skagit County, Washington  
Executed By: Robert F. Wade and Ruth R. Wade, husband and wife

4. 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 CITY OF BURLINGTON SHORT PLAT NO. BURL-2-99:

Recording No: 199909230101

5. Skagit County Right to Manage natural resources disclosure which reads in part:

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial

## EXHIBIT "B"

### Exceptions (continued)

activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Recorded: April 7, 2016  
Recording No.: 201604070045

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