

When recorded return to:
Hakam Singh
496 Harvest Place
Burlington, WA 98233



201703310015

Skagit County Auditor

\$77.00

3/31/2017 Page

1 of

5 9:53AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030162

CHICAGO TITLE

620030162

STATUTORY WARRANTY DEED

THE GRANTOR(S) John Kassa and Connie Kassa, husband and wife dba as Kassabilt Homes

for and in consideration of "Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange", in hand paid, conveys, and warrants to Hakam Singh, an unmarried person, as his separate estate

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

Lot 8, PLAT OF SPINNAKER COVE DIVISION NO. 2, according to the plat thereof recorded under Auditor's File No. 200505180106, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122904 / 4859-000-008-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171267

MAR 31 2017

Amount Paid \$ 1313.30

Skagit Co. Treasurer

By: [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 29, 2017

Kassabilt Homes

John Kassa
John Kassa

Connie Kassa
Connie Kassa

John Kassa
John Kassa

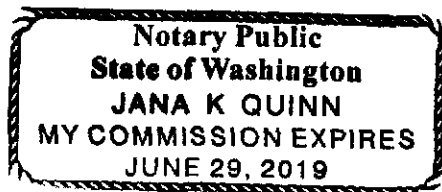
Connie Kassa
Connie Kassa

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that John Kassa and Connie Kassa 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: March 29, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at Granite Falls
My appointment expires: 06/29/2019



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that John Kassa and Connie Kassa 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 signers of Kassabit Homes to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 29, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

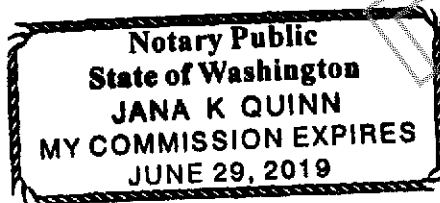


EXHIBIT "A"

Exceptions

1. Provisions in the nature of covenants pertaining to wetlands contained in Deed recorded September 10, 1991, under Auditor's File No. 9109100095, records of Skagit County, Washington, particulars.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1991
Auditor's No(s): 9110110103, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 7, 1961
Auditor's No(s): 608565, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
Affects: The easement portion of the subject property
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 10, 1992
Auditor's No(s): 9212100100, records of Skagit County, Washington
In favor of: Richard D. Cejka, et ux
For: Ingress, egress and utilities
Affects: East 60 feet over and across Parcels 1 and 2 for the benefit of subject property
5. Implied easement, if any, for private ditch as disclosed by Deeds recorded under Auditor's File No. 554570 and 664712, records of Skagit County, Washington, on properties to the West of the subject property.
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 10, 2005
Auditor's No(s): 200501100130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: To construct, operate, maintain, utility systems, sale of electricity
Affects: 10 foot wide portions of the subject property
7. 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 **SPINNAKER COVE DIVISION NO. 2:**

Recording No: 200505180106

8. Covenants, conditions, restrictions, assessments and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 18, 2005
Recording No.: 200505180107

9. Assessments, if any, levied by City of Mount Vernon.
10. City, county or local improvement district assessments, if any.
11. Assessments, dues and charges, if any, levied by Homeowners' Association of Spinnaker Cove, a Washington non-profit corporation.