

When recorded return to:

Lynn Roestel Janis
987 Homestead DR
Burlington, WA 98233



Skagit County Auditor
4/21/2017 Page

\$77.00
1 of 5 1:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030385

CHICAGO TITLE

620030385

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert D. Clumpner and Lori E. Clumpner, 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 ~~Lynn Roestel Janis, an unmarried person~~
Lynn Janis a single person

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): 30 HOMESTEAD PLACE

Tax Parcel Number(s): P122274 / 4846-000-030-0000

Subject to:

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

Dated: April 5, 2017

Robert D. Clumpner

Lori E. Clumpner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171641
APR 21 2017

Amount Paid \$ 5149.20
Skagit Co. Treasurer
By M6 Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Robert D. Clumpner and Lori E. Clumpner 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: April 11, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

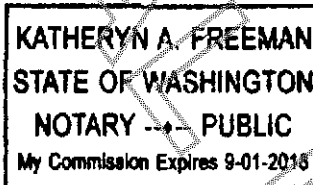


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P122274 / 4846-000-030-0000

Lot 30, HOMESTEAD PLACE, according to the plat thereof, recorded December 1, 2004, under Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No. 200505060135, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 11, 2004
Auditor's No(s): 200410110031, 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:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Said instrument is a re-recording of instrument (s);
Recorded: July 26, 2004
Auditor's File No(s): 200407260154, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 8, 2003
Auditor's No(s): 200301080008, records of Skagit County, Washington
In favor of: City of Burlington
Affects: Portion of plat

Note: Easement is also delineated on the face of said plat

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 19, 2002
Auditor's No(s): 200212190002, records of Skagit County, Washington
In favor of: City of Burlington
For: Sewer line
Affects: portion of plat

4. 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 HOMESTEAD PLACE:

EXHIBIT "B"

Exceptions (continued)

Recording No: 200412010051 and amended under 200505060135

5. 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: December 14, 2004
Auditor's No(s): 200412140045, records of Skagit County, Washington
Executed By: Homestead NW Dev. Co.
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 14, 2004
Auditor's No(s): 200412140045, records of Skagit County, Washington
Imposed By: Homestead Place Owners Association
7. Note on the face of Short Plat No. Burl 3-99, as follows:

If there is development of more than one single family residence, or further subdivision of Lot 2, improvements to Sharon Street shall be made per City of Burlington Municipal Code Chapter 12.28 (Street Standards).
8. Disclosure on deed regarding Skagit County policy for unincorporated areas to protect and encourage agriculture and forestry operations;

Recording Date: September 7, 2005
Recording No.: 200509070102
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Burlington.
11. Assessments, if any, levied by Homestead Place Owner's Association.