

When recorded return to:  
Finn Rosenberg  
1204 Kendra Lane  
Burlington, WA 98233



Skagit County Auditor \$76.00  
6/7/2017 Page 1 of 4 2:07PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
020030355

Escrow No.: 620030355

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Scott J. Lensen, 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 Finn Rosenberg, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 24, COUNTRY AIRE PHASE I, according to the plat thereof, recorded in Volume 15 of Plats,  
page 91, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104071/ 4605-000-024-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172505  
JUN 07 2017

Amount Paid \$ 4811.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 1, 2017

x Scott J. Lenssen  
Scott J. Lenssen

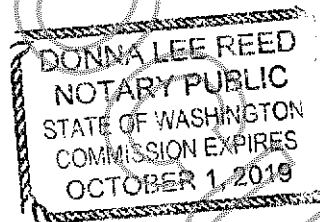
x Rachelle Lenssen  
Rachelle Lenssen

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Scott J. Lenssen and Rachelle Lenssen 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: 6/6/17

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019



**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 boundaries of all private/public street and road rights-of-way
  
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

**EXHIBIT "A"**

**Exceptions  
(continued)**

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