

When recorded return to:

Arlyn Livingston and Kristine Livingston
4879 Robinwood Lane
Bow, WA 98232



201706160081

Skagit County Auditor

\$76.00

6/16/2017 Page

1 of

4 11:34AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031444

CHICAGO TITLE

620031444

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patrick Conrad Grant, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Arlyn Livingston and Kristine Livingston, a married couple

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

Lot 14, PLAT OF COUNTRY AIRE PHASE 2, according to the plat thereof recorded in Volume 15 of Plats, pages 119 and 120, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104133 / 4615-000-014-0003,

Subject to:

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

Dated: June 15, 2017

Patrick Conrad Grant

2017 2653
**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

JUN 16 2017

Amount Paid \$ 4775.40
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Patrick Conrad Grant 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: June 15, 2017

Loarea L. Garka
Name: Loarea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

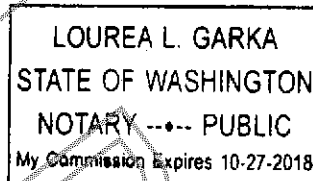


EXHIBIT "A"
Exceptions

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 COUNTRY AIRE PH. 2:

Recording No: 9311100038

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 28, 1906
Auditor's No.: 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
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 3, 1907
Auditor's No.: 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
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 29, 1992
Auditor's No.: 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
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 29, 1993
Auditor's No.: 9303290048, records of Skagit County, Washington
In favor of: Dike District No. 12
For: Ingress and egress
Affects: The Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77,
Plat of Burlington Acreage Property
6. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.
7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap,

EXHIBIT "A"

Exceptions (continued)

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.: 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. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: November 19, 1993
Auditor's No.: 9311190140, records of Skagit County, Washington
Executed By: Kendall D. Gentry and Nancy F. Gentry
9. Assessments, if any, levied by City of Burlington.
10. City, county or local improvement district assessments, if any.